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GEORGE E. COLE
LEGAL FORMS

No 810
COOK COUNTY
FILED FOR

23 209 024

WARRANT DEED

Joint Tenancy Illinois SEP 3 2 37 PM '75

ILLINOIS STATE

*23209024

(Individual to Individual)

(The Above Space For Recorder's Use Only)

63-99-237D

THE GRANTOR s, Howard J. Wong and Marjorie Wong, his wife,
of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten and no/100 --- (\$10.00) DOLLARS.
in hand paid.

CONVEY and WARRANT to Joseph Maggio and Angeline Maggio,
his wife, of 529 West Dickens
of the City of Chicago County of Cook State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:

600

PARCEL 1:
THAT PART OF A TRACT OF LAND CONSISTING OF THE NORTH 25.0 FEET OF LOT 23
AND ALL OF LOT 24 AND THE EAST 23.90 FEET OF LOT 23 (EXCEPT THE NORTH
25.0 FEET THEREOF) IN BLOCK 1 OF M. REICH'S RESUBDIVISION OF BLOCK 28 IN
CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF WEST DICKENS AVENUE 54.03 FEET
EAST OF THE NORTH WEST CORNER OF SAID LOT 24; THENCE SOUTH PARALLEL WITH
THE EAST LINE OF NORTH MOHAWK STREET 20.84 FEET; THENCE WEST PARALLEL
WITH THE SOUTH LINE OF WEST DICKENS AVENUE 54.03 FEET TO THE EAST LINE OF
NORTH MOHAWK STREET; THENCE NORTH ALONG THE EAST LINE OF SAID NORTH
MOHAWK STREET, 20.84 FEET TO THE NORTH WEST CORNER OF SAID LOT 24; THENCE
EAST ALONG THE SOUTH LINE OF WEST DICKENS AVENUE, 54.03 FEET TO THE
POINT OF BEGINNING;

ALSO
PARCEL 2:
THAT PART OF A TRACT OF LAND CONSISTING OF THE NORTH 25.0 FEET OF LOT 23
AND ALL OF LOT 24, AND THE EAST 23.90 FEET OF LOT 23 (EXCEPT THE NORTH
25.0 FEET THEREOF) IN BLOCK 1 OF M. REICH'S RESUBDIVISION OF BLOCK 28 IN
CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT
A POINT ON THE SOUTH LINE OF WEST DICKENS AVENUE 105.03 FEET EAST OF THE
NORTH WEST CORNER OF SAID LOT 24; THENCE SOUTH PARALLEL WITH THE EAST LINE
OF NORTH MOHAWK STREET, 53.33 FEET TO THE POINT OF BEGINNING; THENCE EAST
PARALLEL WITH THE SOUTH LINE OF SAID WEST DICKENS AVENUE, 19.00 FEET TO
THE WEST LINE OF A 16.0 FOOT ALLEY, THENCE SOUTH ALONG THE WEST LINE OF
SAID 16.0 FOOT ALLEY, 9.00 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE
OF SAID WEST DICKENS AVENUE, 19.00 FEET; THENCE NORTH PARALLEL WITH THE
EAST LINE OF SAID NORTH MOHAWK STREET 9.00 FEET TO THE POINT OF BEGINNING
IN COOK COUNTY, ILLINOIS 1437130838

ALSO
PARCEL 3:
EASEMENTS AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS,
EASEMENTS, COVENANTS AND RESTRICTIONS AND EXHIBIT '1' HERETO ATTACHED
DATED JULY 19, 1963 AND RECORDED JULY 22, 1963 AS DOCUMENT 18860143, MADE
BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUSTEE UNDER
TRUST AGREEMENT DATED DECEMBER 15, 1962 AND KNOWN AS TRUST NUMBER 18429
AND SUPPLEMENTAL DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS
AND RESTRICTIONS, DOCUMENT 18883407; AND AS CREATED BY THE MORTGAGE FROM
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUSTEE UNDER TRUST
NUMBER 18429 TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO,
DATED JULY 29, 1963 AND RECORDED SEPTEMBER 3, 1963 AS DOCUMENT 18900972;
FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON: THE
MOST WESTERLY 3.0 FEET (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1
AFORESaid) OF A TRACT OF LAND DESCRIBED BELOW:

ALSO

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Property of Cook

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST DICKENS AVENUE, 44.98 FEET EAST OF THE NORTH WEST CORNER OF LOT 24; THENCE SOUTH AT RIGHT ANGLES TO SOUTH LINE OF SAID WEST DICKENS AVENUE 2.88 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 4.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 18.45 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 0.67 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 17.30 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 0.67 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 17.33 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 0.67 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 5.05 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 14.07 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 4.77 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 0.67 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 17.33 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 0.67 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 17.34 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 0.67 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 18.71 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 4.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 2.86 FEET TO THE SOUTH LINE OF WEST DICKENS AVENUE; THENCE WEST ALONG THE SOUTH LINE OF WEST DICKENS AVENUE 18.05 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID)

ALSO
 COMMENCING AT A POINT ON THE SOUTH LINE OF WEST DICKENS AVENUE 105.03 FEET EAST OF THE NORTH WEST CORNER OF LOT 24; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH MOHAWK STREET, 26.33 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTH MOHAWK STREET 47.0 FEET TO THE SOUTH LINE OF THE NORTH 25.0 FEET OF LOT 23; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 25.0 FEET OF LOT 23, 4.90 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTH MOHAWK STREET, 25.0 FEET TO THE SOUTH LINE OF LOT 23; THENCE EAST ALONG THE SOUTH LINE OF LOT 23, 23.90 FEET TO THE WEST LINE OF ALLEY; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY, 72.02 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID WEST DICKENS AVENUE, 19.0 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) ALL THE ABOVE EASEMENTS FALL IN THAT PART OF A TRACT OF LAND CONSISTING OF THE NORTH 25.0 FEET OF LOT 23 AND ALL OF LOT 24, AND THE EAST 23.90 FEET OF LOT 23 (EXCEPT THE NORTH 25.0 FEET THEREOF) IN BLOCK 1 OF M. REICH RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

23 209 024

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see rider attached

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 21st day of July 1975

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Howard Wong (Seal) * * * *

Marjorie Wong (Seal) * * * *

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Howard Wong and Marjorie Wong, his wife,* personally known to me to be the same person ⁸, whose name ⁸ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ⁸ they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of August 1975
 Commission expires March 8 1977 *Kathleen A. Nender*

This instrument prepared by Jerome C. Brezinsky, One N. LaSalle St

MAIL TO: *Joseph Maggio*
 529 W. Dickens
 Chicago, Ill. 60614

Grantees Address:
 ADDRESS OF PROPERTY:
 529 West Dickens
 Chicago, Illinois 60614
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THE INSTRUMENT

OR RECORDER'S OFFICE BOX NO. 165

~~804-33~~

APPLICANTS FOR REVENUE STAMPS HERE

REVENUE STAMPS

23 209 024

END OF RECORDED DOCUMENT