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George E. Cole's
LEGAL FORMS

No. 810
September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

24 533 723

(The Above Space For Recorder's Use Only)

THE GRANTOR JOEL I. BLUMBERG and BETTE A. BLUMBERG, his wife

of the City of Northbrook County of Cook State of Illinois
for and in consideration of Ten and no/100 DOLLARS
and other good and valuable consideration in hand paid
CONVEY and WARRANT to CHARLES T. BAKER and GLADYS D. BAKER
1038 W. Mitchell Rd
of Northbrook, Cook County, Illinois
(NAMES AND ADDRESS OF GRANTEE(S))

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:

Parcel 1:
Unit Number 313 in Pheasant Creek Condominium Number 1, as delineated on survey of part or parts of the following described parcel of real estate (hereinafter referred to as Parcel):
Lots A and B in Whites Plains Unit Number 7, being a Subdivision in Section 8, Township 42 North, Range 12 East of the Third Principal Meridian, and also the 2 acres conveyed to Frederick Walter by Warranty Deed recorded December 4, 1849 as Document No. 24234, being the East 20 Rods of the North 1/2 Rods of the West 1/2 of the North East 1/4 of said Section 8, and also the 1 acre conveyed to the Church by Warranty Deed recorded April 30, 1851 as Document Number 29581 all taken as a tract, (excepting from said tract the North 520.00 feet of the West 742.00 feet and also excepting that part East of the West 742.00 feet of the said tract and North of a line 246.75 feet South of and parallel with the North line of the North East 1/4 of said Section 8), all in Cook County, Illinois, which survey is attached as Exhibit "B" to Declaration of Condominium made by Chicago Title and Trust Company, as Trustee under Trust No. 40920 recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22648910 as amended from time to time, together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

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Parcel 2:
Easements appurtenant to and for the benefit of Parcel 1 as set forth in Pheasant Creek Association Declaration of Covenants, Conditions and Restrictions, dated March 5, 1974 and recorded March 8, 1974 as Document Number 22648909 in Cook County, Illinois.

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 2nd day of June 19 78

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

Joel I. Blumberg

(Seal)

Bette A. Blumberg

(Seal)

(Seal)

(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 Joel I. Blumberg and Bette A. Blumberg

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 26th day of June 19 78

Commission expires 19 My Commission Expires March 30, 1981

This instrument was prepared by GARY M. BAXTER (NAME AND ADDRESS)

GARY M. BAXTER
3201 W. DEVON AVE.
CHICAGO, ILL. 60659
(312) 338-7400

ADDRESS OF PROPERTY:
925 Spring Hill Drive

Unit 313
Northbrook, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
Charles T. and Gladys D. Baker
925 Spring Hill Dr., Unit 313
Northbrook, Illinois

BOX 533

MAIL TO:

(Name)

(Address)

(City, State and Zip)



OR

RECORDER'S OFFICE BOX NO.

AFFIX RIDERS OR REVENUE STAMPS HERE

24 533 723
DOCUMENT NUMBER

0408200 66-36-2505

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ADDITIONAL RIDER

THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

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Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUL 13 '78 2 06 PM

William R. Cole
Recorder of Deeds

* 24533783

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT