

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

No. 819 JUN 5 PM 1 18
September 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

24983245

JUN-5 1975 5 25 336 = 24983245 + A

(The Above Space For Recorder's Use Only)

STI 79-00423 (762)

THE GRANTORS, Paul S. Ridgeway and Judith C. Ridgeway, as Joint Tenants

of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten and no/100 (\$10.00) DOLLARS.

CONVEY and WARRANT to James Sheridan /c/ 505 North Lake Shore Drive
#509, Chicago, County of Cook, State of Illinois

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit No. 32 East in 1555 Astor Condominium, as delineated on Plat of Survey of the following described parcel of real estate: Lots 29 to 39 inclusive in the resubdivision by the Catholic Bishop of Chicago and Victor F. Lawson of Block 1 in the Catholic Bishop of Chicago's Lake Shore Drive addition to Chicago in the North 1/2 of the fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit C to Declaration of Condominium made by American National Bank and Trust Company of Chicago, National Banking Association, as Trustee under Trust Agreement dated November 17, 1971 and known as Trust Number 76262, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 25269378, together with an undivided 1.06169 per cent interest in said parcel (excepting from said parcel all the property and space comprising 17 the units thereof as defined and set forth in said Declaration and Survey); subject only to the conditions set forth on the attached LEGAL DESCRIPTION RIDER.

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 unto the said James Sheridan forever.

DATED this 13th day of April 19 79

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

10.00

(Seal) Paul S. Ridgeway (Seal)
Paul S. Ridgeway
(Seal) Judith C. Ridgeway (Seal)
Judith C. Ridgeway

State of Illinois, County of Cook ss. I, the undersigned, Notary Public in and for said County, do hereby CERTIFY that Paul S. Ridgeway and Judith C. Ridgeway His Wife personally known to me to be the same persons whose names 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 1st day of May 19 79

Commission expires June 30 19 82

This instrument was prepared by Mary Aileen Furda, Esq. 1430 Merchandise Mart, Chgo., Ill.
(NAME AND ADDRESS)

Box 202
(Name)
MAIL TO: M. E. GRUNAUER RESIDENTIAL LOAN DEPT. ROOKERY BLDG. 6th FL.
(City, State and Zip)

ADDRESS OF PROPERTY: 1555 N. Astor, Unit 32E

Chicago, Illinois 60610

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

SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

OR RECORDER'S OFFICE BOX NO.

JUN - 5 - 1975

JUN - 5 - 1979

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPT OF \$ 352.06

24983245

DOCUMENT NUMBER 24983245

LEGAL DESCRIPTION RIDER

The Real Estate situated in the County of Cook and described on the attached Warranty Deed shall be subject to the following:

- 1) Installments not due at the date hereof or any special assessments for improvements heretofore completed;
- 2) Any unconfirmed special tax or assessments;
- 3) Special taxes or assessments for improvements not yet completed;
- 4) Limitations and conditions imposed by the Condominium Property Act;
- 5) Party wall rights, if any;
- 6) Encroachments, if any;
- 7) Covenants, conditions, restrictions of record, terms and conditions of the Declaration of Condominium and all amendments thereto;
- 8) General taxes for the Year 1978, second installment, and the Year 1979, and all subsequent years;
- 9) All applicable zoning and building laws or ordinances;
- 10) All easements, covenants and restrictions of record.

24385245

Dated this 1st day of May, 1979.

Paul S. Ridgeway
Paul S. Ridgeway

Judith C. Ridgeway
Judith C. Ridgeway

END OF RECORDED DOCUMENT