

UNOFFICIAL COPY

08

GEORGE E. COLE
LEGAL FORMS

No. 810
September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

25432652

COOK COUNTY CLERK'S OFFICE
FILED

RECORDS SECTION

1980 APR 22 11:59

25432652

(The Above Space For Recorder's Use Only)

43006

67 68 025K

178.105.072.1029

THE GRANTORS, JOSEPH F. RIPKA, divorced and not since remarried, and JOYCE A. RIPKA, divorced and not since remarried,
of the City of Chicago County of Cook State of Illinois
for and in consideration of TEN (\$10.00) and no/100 ----- DOLLARS.
and other good and valuable consideration, in hand paid,
CONVEY and WARRANT to ROBERT S. KATZ and CARLEN J. KATZ, his wife,
(NAMES AND ADDRESS OF GRANTEEES)
3260 North Lake Shore Drive, Apt. 7A, Chicago, 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:

Unit number 4-"C" as delineated on survey of the following described parcel of real estate (hereinafter referred to as "PCL": Lots 2 and 3 in E. P. Brosseau's resubdivision of all that part lying West of Lake View Avenue of Lots 21, 22, 23 and 24 in Culver's Addition to Chicago, being a subdivision of the South 20 rods of the North 60 rods. Also the South 1/4 of the North East 1/4 of the North West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian which survey is attached as Exhibit "A" to the Declaration of Condominium, recorded as Document Number 21785692; together with an undivided percentage interest in the common elements in Cook County, Illinois

SUBJECT TO: covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions, of the Declaration of Condominium and all amendments, if any, thereto; private, public,

and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; encroachments; party wall rights and agreements, if any; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof or any special tax or assessment for improvements heretofore completed; mortgage or trust deed specified below, if any; general taxes for the years, 1979, 1980 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

CANCELLED

STATE OF ILLINOIS
DEPARTMENT OF REVENUE

9 2 5 1

COOK COUNTY
CLERK'S OFFICE

25432652

Clerk's Office

UNOFFICIAL COPY

Property of Cook County

14-28-105-072

prov. Condominium

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 30th day of February 19 80

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

(Seal) JOSEPH F. RIPKA (Seal)

(Seal) JOYCE A. RIPKA (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 JOSEPH F. RIPKA, divorced and not since remarried, and JOYCE A. RIPKA, divorced and not since remarried,



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 21st day of April 19 80

Commission expires June 21, 1982 James Hisiger NOTARY PUBLIC

This instrument was prepared by JAMES I. HISIGER, 39 S. LaSalle St., Chicago, IL 60603 (NAME AND ADDRESS)

Cook County
TRANSACTION TAX
9250
CITY OF CHICAGO
DEPT. OF REVENUE
REAL ESTATE TRANSACTION TAX

DOCUMENT NUMBER
25432652

CHICAGO FEDERAL SAVINGS
100 NORTH STATE ST.
CHICAGO, ILLINOIS 60602
BOX 425

ADDRESS OF PROPERTY:
3100 N. Sheridan Rd., Apt. 4C
Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. 43117-1 Katz

END OF RECORDED DOCUMENT