

GEORGE E. COLE  
LEGAL FORMS

No. 810  
September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

25007082

*Shirley R. Blum*

1979 JUN 15 PM 3 14

JUN-15-79 6 03 665 • 25007082 - A - Rec

REC'D, CLERK OF CLERK  
COOK COUNTY CLERK

10.15

(The Above Space For Recorder's Use Only)

THE GRANTORS; Thomas J. Powers, 1000 Lake Shore Plaza, Unit 49 B  
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 S and WARRANTS to Thomas J. Powers and Calvin Ashford Jr.  
(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY with right of survivorship  
of the following described Real Estate situated in the  
County of Cook in the State of Illinois, to wit:

Unit No. 49B (hereafter "Unit") as delineated on Survey of that part of  
Lot A described as follows: Commencing at a point on the East line of said Lot,  
90.60 feet North of the South-East corner thereof; thence West perpendicularly  
to said East line, 114.50 feet more or less to the point of intersection with  
a line which is 22.50 feet East of and parallel with the West line of the South  
portion of said Lot A; thence North along said parallel line and said line ex-  
tended, 24.605 feet; thence West along a line drawn perpendicularly to the East  
line of said Lot, 55.52 feet, more or less to a point on the West line of the  
North portion of said Lot; thence South along said West line 7.95 feet, more or  
less to the corner of the North portion of said Lot; thence East 32.99 feet al-  
ong the South line of the North portion of said Lot to a point on the West  
line of the South portion of said Lot; thence South along said West line to the  
South West corner of said Lot; thence East along the South line of said Lot to  
the South East corner thereof; thence North along the East line of said Lot to  
the point of beginning, said Lot A being a consolidation of Lots 1 and 2 in  
Block 2 of Potter Palmer's Lake Shore Drive Addition to Chicago in the North  
1/2 of Block 7 and part of Lot 21 in Collins' Subdivision of the South 1/2 of  
Block 7 in Canal Trustee's Subdivision of the South fractional 1/4 of Section  
3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook  
County, Illinois, which Survey is attached as Exhibit "A" to Declaration of  
Condominium made by Amalgamated Trust and Savings Bank, as Trustee, under Trust  
Agreement dated August 18, 1975 and known as Trust No. 3067, recorded in the  
Office of the Recorder of Cook County, Illinois, as Document No. 23675015;  
together with an undivided .816 % interest in the property described in said  
Declaration of Condominium aforesaid (excepting the units as defined and set  
forth in the Declaration and Survey), together with the easements and appur-  
tenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of  
the second part, and to the proper use, benefit and behoof, forever, of said  
party of the second part, subject to: General real estate taxes for 1976 and  
subsequent years; Declaration of Easements, recorded February 5, 1964 as Doc-  
ument No. 19040387; Reciprocal Easement and Operating Agreement, recorded  
October 15, 1976, as Document No. 23675014; Encroachment of the balconies lo-  
cated on the East side of the property over the East line by 2 feet, more or  
less; Encroachment of the trim on the building located on the property over  
the Easterly portion of the South line of the property by 0.06 feet, more or  
less; Easements, covenants and restrictions and building lines of record set  
forth in the 1000 Condominium Association Declaration of Condominium Ownership  
recorded on October 15, 1976 as Document No. 23675015; Applicable zoning and  
building laws and ordinances; Acts done or suffered by party of the second  
part; Condominium Property Act of Illinois; Unrecorded lease, dated January  
4, 1967, to Mayfair-Lennox Hotels, Inc., assigned to Nantucket, Inc., for the  
restaurant space for a term expiring August 31, 1982, with an option to extend  
for a ten year period; Unrecorded lease, dated April 12, 1976 to Mansher Lau-  
ndry Co. for the laundry room for a term expiring March 31, 1986, with an option  
to extend for a five year period; 1000 Condominium Association Declaration of  
Condominium Ownership; and, Existing lease to the Unit, if any.

25007082

# UNOFFICIAL COPY

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 20th day of December 1978

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

\_\_\_\_\_  
(Seal) Thomas J. Powers (Seal)  
Thomas J. Powers  
\_\_\_\_\_  
(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 Thomas J. Powers

IMPRESS  
SEAL  
HERE

personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day \_\_\_\_\_ and acknowledged that \_\_\_\_\_ signed, sealed and delivered the same as his free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of December  
Commission expires JAN. 22, 1980 Joseph M. de LaVan

This instrument was prepared by Joseph M. de LaVan, 134 N. LaSalle St.  
(NAME AND ADDRESS)

MAIL TO: Thomas Powers, Unit 49 B  
(Name)  
1000 Lake Shore Plaza  
(Address)  
Chicago, Illinois 60611  
(City, State and Zip)

ADDRESS OF PROPERTY: 1000 Lake Shore Plaza  
Chicago, Illinois 60611  
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. \_\_\_\_\_

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
Exempt under provisions of Paragraph 2  
Section 4, Real Estate Transfer Tax Act.  
6-15-79  
Date  
Buyer, Seller or Representative

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25007082  
DOCUMENT NUMBER

END OF RECORDED DOCUMENT