

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenancy Illinois Statutory
(Individual to Individual)

25 050 388

Handwritten signature and date

JUL 13 1979 2 48 PM

(The Above Space For Recorder's Use Only) : 25050388

THE GRANTORS WILLIAM D. LEMONNIER and BARBARA J. LEMONNIER, his wife,
 of the City of Oak Forest County of Cook State of Illinois
 for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS.
 and other good and valuable considerations in hand paid,
 CONVEY and WARRANT to EDWARD G. NYEHOLT and CATHERINE M.
 (NAMES AND ADDRESS OF GRANTEES)
 NYEHOLT, his wife, 15938 Halsted, Harvey, 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 19-"C" AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:
 CERTAIN LOTS IN CRESCENT GREEN ESTATES, BEING A SUBDIVISION OF A PARCEL OF LAND BEING A PART OF LOTS 8, 9, 11 AND 12 IN ARTHUR T. MCINTOSH AND COMPANY'S 15TH ST FARMS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING IDENTICAL WITH LOTS 3, 4 AND 1 OF SCHOOL TRUSTEES' SUBDIVISION OF SAID SECTION 16, A COPY OF WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THAT CERTAIN DECLARATION ESTABLISHED A PLAN FOR CONDOMINIUM OWNERSHIP, AND COVENANTS AND RESTRICTIONS AND EASEMENTS, MADE BY CONTINENTAL HOMES OF CHICAGO, INCP, AS GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON AUGUST 13, 1974 AS DOCUMENT NUMBER 22814614, TOGETHER WITH A PERCENTAGE OF THE CMELS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, PROVIDED IN SAID DECLARATION, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF REC PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITION CMELS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

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Clerk's Office

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Property

Subject to: General taxes for 1978 and subsequent years and conditions, restrictions and easements of record, if any. 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. The 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. I, the undersigned, 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 29th day of June 1979

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

William D. LeMonnier (Seal) *Barbara J. LeMonnier* (Seal)
 William D. LeMonnier Barbara J. LeMonnier

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 William D. LeMonnier and Barbara J. LeMonnier, his wife personally known to me to be the same persons whose names 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 29th day of June 1979
 Commission expires 3/21 1982 *Edward G. Nyeholt* NOTARY PUBLIC

This instrument was prepared by STEPHEN W. MOORE, Attorney at Law, 5320 West 159th Street, Oak Forest, Illinois (NAME AND ADDRESS) 60452, (312) 687-5200

MAIL TO: *Gregory Prosen* (Name)
 1814 Dixie Hwy (Address)
 Homewood IL (City, State and Zip)

ADDRESS OF PROPERTY: 5308 C Woodland
 Oak Forest, Illinois 60452
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
 SEND SUBSEQUENT TAX BILLS TO: Edward G. Nyeholt (Name)

OR RECORDER'S OFFICE BOX NO. BOX 533

CO. NO. 69735
 CANCELLED STATE OF ILLINOIS
 HOMESTEAD EXEMPTION TAX
 AFFIX STAMP OR REV. STAMP HERE
 20.75

\$ 20.75 PAID
 C. C. I. REV. STAMP

DOCUMENT NUMBER 25 050 388

10.00

28-16-111