

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

No. 810
July, 1967

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

Alleged 25057025

1979 JUL 18 PM 2 28

JUL-18-79 6 25 593 • 25057025 • A --- Rec

10.00

(The Above Space For Recorder's Use Only)

THE GRANTOR HARRY A. OLSEN and DEBRA W. OLSEN, his wife

of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten (\$10.00) DOLLARS,
and other good and valuable consideration in hand paid,
CONVEY and WARRANT to WALTER R. WARDEN, divorced and not since
remarried 1960 North Lincoln Park West
of the City of Chicago County of Cook State of 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 2905 in Lincoln Park Tower Condominium as delineated on Survey of Lots 6 to 9 both inclusive, 48 to 52 both inclusive in Hiram Jefferson's Subdivision of Block 38 in Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian and Lots 1 to 5 both inclusive in said Hiram Jefferson's Subdivision of Block 38 in certain parts of vacated Public Alley and Private Alley (hereinafter referred to as Parcel) which survey is attached as Exhibit A to Declaration of Condominium made by LaSalle National Bank, a National Banking Association, as Trustee under Trust Agreement dated February 1, 1966, and known as Trust Number 29500 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 23932182 together with an undivided .205 percent 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.

SUBJECT TO:

- (a) Covenants, conditions and restrictions of record and
- (b) Private, public and utility easements and roads and highways,
- (c) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of (Continued on reverse side hereof.)

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.

25057025

DATED this 9th day of July 1979

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

(Seal) X H A Olsen (Seal)
HARRY A OLSEN

(Seal) X Debra W. Olsen (Seal)
DEBRA W. OLSEN

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 Harry A. Olsen and Debra W. Olsen

personally known to me to be the same person s whose name s 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 9th day of July 1979

Commission expires 8/6/1979
This document was prepared by David V. Najarian NOTARY PUBLIC
David V. Najarian 1137 Central, Wilmette, Il.

MAIL TO: Telegraph Savings & Loan
165 W. Jackson Blvd.
Chicago, IL 60604

OR RECORDER'S OFFICE BOX NO. 77

ADDRESS OF PROPERTY: Grantees
1960 N. Lincoln Park West
#2905 Chicago, IL 60614

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

192 STI 7900798 Unit # 192

#3250 m.c.
DATE 7-17-79
23.00 PAID
C.C.I. REV. STAMP
JUL 18 1979

10.00

STATE OF ILLINOIS
REAL ESTATE TAX
JUL 17 1979
DEPT OF REVENUE
23.00

DOCUMENT NUMBER
25057025

- (d) Condominium Ownership recorded May 18, 1977 as Document 23932182.
- (d) General Real Estate Taxes for the year of 1978-79 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the years 1978-79.
- (e) Installments due after the date of closing of assessments established pursuant to the Declaration of Condominium Ownership and the Illinois Condominium Property Act.
- (f) Party wall rights and agreements, if any.
- (g) Terms, provisions and conditions of the Urban Renewal Plan recorded April 12, 1967 as Document 20107662 called Lincoln Park Project 1 and as supplemented by Amendment No. 1 of the Urban Renewal Plan for Lincoln Park Project 1 recorded December 8, 1968 as Document 20606306 and amended by Ordinance recorded February 1, 1972 as Document 21793426.
- (h) Encroachment of the 2 story brick building located on premises West and adjoining over West line 0.32 feet and North East corner of said building and 0.34 feet at South East corner of said building as disclosed by prior title evidence. (Affects underlying)
- (i) Encroachment of the concrete wall located along the West line, over the North line 0.83 feet as disclosed by prior title evidence. (Affects underlying)
- (j) Encroachment of 1 story frame building located on premises West and adjoining over the West line 0.37 feet at the South East corner of said building as disclosed by prior title evidence. (Affects underlying)
- (k) Encroachment of concrete retaining wall 1.90 feet over the North line as disclosed by prior title evidence. (Affects underlying)
- (l) Encroachment of concrete wall over the North line 1.90 feet at the West end of the property as disclosed by prior title evidence. (Affects underlying)
- (m) Encroachment of concrete retaining wall over the East and South East line by 6.61 feet as disclosed by prior title evidence. (Affects underlying)
- (n) Encroachment of concrete wall over the North line 1.90 feet at the West end of the property as disclosed by prior title evidence. (Affects underlying)
- (o) Provisions, conditions and limitations as created by the Condominium Property Act.
- (p) Special taxes or assessments for improvements not yet completed.
- (q) Any unconfirmed special tax or assessment.
- (r) Installments not yet due or any special tax or assessment for improvements not yet completed.

25057025

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS