

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

No. 810
September, 1975

WARRANT DEED, COUNTY OF ILLINOIS
FILED FOR RECORD

RECORDED FOR DEED

Joint Tenancy Illinois Statutory 79 8 00 AM

25145859

*25145859

(Individual to Individual)

(The Above Space For Recorder's Use Only)

PNT-# 141441 RL log 2

THE GRANTOR NICHOLAS J. HELMER AND GAIL ANN HELMER, HIS WIFE

of the City of Mt. Prospect County of Illinois
for and in consideration of Ten and NO/100 DOLLARS.
and other good and valuable consideration in hand paid,
CONVEY and WARRANT to Daniel R. Kubera and Patricia L. Kubera, his wife
(NAMES AND ADDRESS OF GRANTEE(S))

574 Fairway View Drive, Wheeling

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:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART
HEREOF

SUBJECT TO: SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE
A PART 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.

DATED this 24th day of July 19 79

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

NICHOLAS J. HELMER (Seal)

GAIL ANN HELMER (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 Nicholas J. Helmer and

Gail Ann Helmer, 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 30th day of August 19 79

Commission expires March 19 19 81 Jay A. Steinberg NOTARY PUBLIC

This instrument was prepared by Jay Steinberg, 100 W. Monroe, Chicago, Illinois 60603
(NAME AND ADDRESS)

MAIL TO:

DANIEL KUBERA
(Name)
1313 BALDWIN CT. - UNIT 20
(Address)
PALATINE, IL. 60067
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. 15

ADDRESS OF PROPERTY:

1313 BALDWIN CT. - UNIT 20

PALATINE, IL. 60067
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

10.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
20110
17.00

AFFIX

PAID
\$ 17.00
REV. STAMP.

25145859

DOCUMENT NUMBER

GEORGE E. COLE
LEGAL FORMS

PARCEL I:
UNIT NUMBER X-C2 DELINEATED ON THE SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WEST 334.79 FEET OF THE SOUTH-WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR BALDWIN COURT CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE, UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 AND KNOWN AS TRUST NUMBER 7210916, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22363713; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS THE SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, 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.

ALSO

PARCEL II:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY MIDWEST BANK AND TRUST COMPANY AS TRUSTEE, UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 AND KNOWN AS TRUST NUMBER 7210916 AND RECORDED DECEMBER 20, 1972 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS A DOCUMENT NUMBER 22163198, ALL 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; private, public & utility easements including those from the Declaration of Condominium or amendments if any; encroachments, if any; party wall rights and agreements; existing leases, tenancies, limitations and conditions of 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 of any special tax or assessment for improvements; taxes for 1979 and subsequent years; installment due after date of closing of condominium assessments.

END OF RECORDED DOCUMENT