

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

NO. 229
September, 1975

QUIT CLAIM DEED

25145860

Joint Tenancy Illinois Statutory
2006 COUNTY, ILLINOIS
FILED FOR RECORDS

*25145860

(Individual to Individual) SEP 14 1979 9 00 AM

(The Above Space For Recorder's Use Only)

PNTI#A-14144 RI 2072

THE GRANTOR John T. Swisher and Roberta J. Swisher, his wife
 of the _____ of _____ County of _____ State of _____
 for the consideration of Ten and NO/100 DOLLARS,
 in hand paid,
 CONVEY and QUIT CLAIM to Daniel R. Kubera and Patricia L. Kubera
 (NAMES AND ADDRESS OF GRANTEEES)
his wife, 574 Fairway View Drive, Wheeling
 not in Tenancy in Common, but in JOINT TENANCY, all interest in 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

Exempt under provisions of Paragraph , Section 4,
Real Estate Transfer Tax Act.

9-6-79 Date John T. Swisher Buyer, Seller or Representative

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.

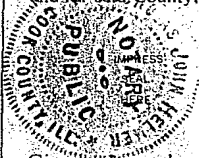
DATED this 24th day of July 1979

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

John T. Swisher (Seal) Roberta J. Swisher (Seal)
 JOHN T. SWISHER ROBERTA J. SWISHER
 _____ (Seal) _____ (Seal)

10.00

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 JOHN T. SWISHER AND ROBERTA J. SWISHER, HIS WIFE



personally known to me to be the same persons whose name _____ 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 27th day of August 1979

Commission expires May 8 1983

John Heinen NOTARY PUBLIC

This instrument was prepared by JAY STEINBERG, 100 W. Monroe, Chicago, Ill.
(NAME AND ADDRESS)

MAIL TO: { DANIEL KUBERA (Name)
1313 BALDWIN CT. UNIT 2-C (Address)
PALATINE, IL. 60067 (City, State and zip) }

ADDRESS OF PROPERTY: 1313 BALDWIN CT. UNIT 2-C
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)

OR RECORDER'S OFFICE BOX NO. 15

AFFIX RIDERS' OR REVENUE STAMPS HERE

25145860

DOCUMENT NUMBER

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 $\frac{1}{4}$ OF THE NORTH-EAST $\frac{1}{4}$ 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 22364743; 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 assessments; installments not due at the date hereof or any special tax or assessment for improvements; taxes on 1979 and subsequent years; installment due after date of closing of condominium assessments.

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