

UNOFFICIAL COPY

No. 810
September, 1975

WARRANTY DEED

25278683

Joint Tenancy (Illinois Statutory)
(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR Kelvyn H. Lawrence, a bachelor, of 175 East Delaware Place 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, CONVEYS and WARRANTS to Douglas J. Polkosky and Hilda M. Polkosky, (NAMES AND ADDRESS OF GRANTEEES) his wife of 155 North Harbor Drive, Chicago, Illinois 60601

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 EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Lidney R. Olson
RECORDER OF DEEDS

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1979 DEC 12 AM 11:01

25278683

10⁰⁰ \$ 63⁰⁰ PAID
C. I. REV. STAMP

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 18 day of October 1979

(Seal) *Kelvyn H. Lawrence* (Seal)
Kelvyn H. Lawrence

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

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the State of Illinois, in the State aforesaid, DO HEREBY CERTIFY that Kelvyn H. Lawrence a bachelor,

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

and official seal, this 11th day of December 1979
Dec. 1, 1981 Jean Gaudayro NOTARY PUBLIC

This instrument was prepared by Kelvyn H. Lawrence, 135 S. LaSalle St., Rm. 2300, Chicago, Illinois 60603 (NAME AND ADDRESS)

MAIL TO: Douglas J. Polkosky
137 N. Wabash
Chicago, Ill. 60602

ADDRESS OF PROPERTY:
Unit 3713
155 N. Harbor Drive
Chicago, Illinois 60601
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:

OR RECORDERS OFFICE BOX NO. BOX 533

COOK CO. NO. 018
31595

RECORDERS OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE REC'D 79
63.00

RECORDERS OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE REC'D 79
180.00

RECORDERS OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE REC'D 79
180.00

DOCUMENT NUMBER
25278683

67-45-048 Y 541780 O. 304524

1710401

Unit No. 3713 in Harbor Drive Condominium, as delineated on the Survey Plat of that certain parcel of real estate (hereinafter called 'Parcel'):

Lots 1 and 2 in Block 2 in Harbor Point Unit No. 1, being a subdivision of part of the lands lying East of and adjoining that part of the South West Fractional 1/4 of Fractional Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois included within Fort Dearborn Addition to Chicago, being the whole of the South West Fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian together with all of the land, property and space occupied by those parts of Bell, Caisson, Caisson Cap and Column Lots 1-A, 1-B, 1-C, 2-A, 2-B, 2-C, 3-A, 3-B, 3-C, 4-A, 4-B, 4-C, 5-A, 5-B, 5-C, 6-A, 6-B, 6-C, 7-A, 7-B, 7-C, 8-A, 8-B, 8-C, 9-A, 9-B, 9-C, M-LA, MA-LA, or parts thereof, as said Lots are depicted enumerated and defined on said Plat of Harbor Point Unit No. 1, falling within the boundaries projected vertically upward and downward of said Lot 1 in Block 2, aforesaid, and lying above the upper surface of the land, property and space to be dedicated and conveyed to the City of Chicago for utility purposes, which survey is attached to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 155 Harbor Drive Condominium Association made by Chicago Title & Trust Company, as Trustee under Trust No. 58912 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 22935653 (said declaration having been amended by First Amendment thereto recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22935654, to which said Plat is attached .1325 percentage interest in said Parcel (excepting from said parcel all of the property and space comprising all of the units thereof as defined and set forth in said declaration, as amended as aforesaid, and survey), in Cook County, Illinois.

Parcel 2:

Easements of access for the benefit of Parcel 1, aforescribed through, over and across Lot 3 in Block 2, of said Harbor Point Unit No. 1, established pursuant to Article III of Declaration of Covenants, Conditions Restrictions and Easements for the Harbor Point Property Owners' Association made by the Chicago Title & Trust Company, as Trustee under Trust Number 58912 and under Trust Number 58930, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document number 22935651, (said Declaration having been amended by First Amendment thereto recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22935652),

Parcel 3:

Easements of support for the benefit of Parcel 1, aforescribed, as set forth in Reservation and Grant of Reciprocal Easements as shown on Plat of Harbor Point Unit No. 1, aforesaid, and as supplemented by the provisions of Article VII of Declaration of Covenants, Conditions, Restrictions and Easements for the Harbor Point Property Owners' Association made by Chicago Title & Trust Company, as Trustee under Trust No. 58912, and under Trust No. 58930, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22935651 (said Declaration having been amended by First Amendment thereto recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22935652),

Grantor also hereby grants to grantees their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration recorded as document 22935653 and as amended by document 22935654 and in the Plat of Harbor Point Unit No. 1. Subdivision recorded as document 22935649 and in the Declaration of Covenants Conditions, Restrictions and Easements for the Harbor Point Property Owners' Association recorded as document 22935651 and as amended by document 22935652 and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations and Plat for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration and Plat the same as though the provisions of said Declaration and Plat were recited and stipulated at length herein.

This Deed is also subject to:

- a) Installments due after December 31, 1979 of assessments pursuant to the aforementioned Declaration;
- b) General real estate taxes for 1979 and subsequent years;
- c) The Condominium Property Act;
- d) Documents 18467558, 21756153, 22935651 to 22935654 inclusive, 22935649 and 21132002;
- e) Covenants, conditions and restrictions of record.

22935653