

GEORGE E. COLE
LEGAL FORMS

No. 810
July, 1967

25 330 992

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

COOK CO.
FILED

Richard H. Olson
RECORDER OF DEEDS

(Leave Space For Recorder's Use Only)

25330992

67-61-908 N

THE GRANTOR Gerald B. Frank, Trustee under provisions of the Third Amended Forthright Trust Agreement dated November 1, 1974 of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS. in hand paid.

CONVEY and WARRANT S to Bernard Sahlins and Jane Sahlins 1525 N. Dearborn Parkway 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:

See Legal Description Rider Attached Hereto as Exhibit "A".

Subject to: general taxes for 1979 and subsequent years and those exceptions set forth in Exhibit "B" attached hereto.

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
\$57.00

11.00

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 8th day of November 19 79

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

(Seal) Gerald B. Frank, Trustee under provisions of the Third Amended Forthright Trust Agreement (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 Gerald B. Frank, Trustee,



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.

Given under my hand and official seal, this 2nd day of January, 19 80

Commission expires October 7, 1983. Benjamin J. Cernak NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Sidney Saltz, Jenner & Block, One IBM Plaza, Chicago, IL.

Name: Chicago Title & Trust Co. Attn: D. Nelson Room 844
Address: 111 West Washington
City: Chicago, IL 60602

ADDRESS OF PROPERTY:
472-474 W. Deming
Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

CANCELLED
Cook County, Ill.
JAN 29 1980
REAL ESTATE TRANSFER TAX
\$01.00

DOCUMENT NUMBER
25 330 992

UNOFFICIAL COPY

EXHIBIT A

Tract 1.

Lot 3 in the Subdivision of Lot 3 and the Southerly half of Lot 2 (except the East 50 feet thereof in Subdivision of out-lot "B" (except South 320 feet thereof) in Wrightwood, a subdivision of the Southwest Quarter of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 474 Deming Place, Chicago, Illinois.

Tract 2.

Lot 2 in the Subdivision of Lot 3 and the Southerly half of Lot 2 (except the East 50 feet thereof) in Subdivision of part of out-lot "B" (except South 320 feet thereof) in Wrightwood, said Wrightwood being a subdivision of the Southwest Quarter of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 472 Deming Place, Chicago, Illinois.

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Property of Cook County Clerk's Office

Exhibit B

1. Conditions contained in deed recorded August 20, 1889 as document 1144829 relating to the location of buildings to be erected on premises in question. (Tract 1)
2. Party walls and party wall rights of adjoining owners in party walls on the East and West boundaries of said Lots.
3. Reservation of the North Westerly 3 feet of Lot 3 for a private alley as indicated upon the plat of subdivision of Lot 3 and Southerly half of Lot 2 (except the East 50 feet thereof) recorded September 6, 1895 as document 1152497. (Tract 1)
4. A 6 foot private walk way rear of premises in question by properties North and South. (Tract 1)
5. An 8 foot building line on front end of premises in question as document 1144829 (Tract 2)
6. Private alley 3 feet wide in rear of premises in question as per plat of said Subdivision as document 1152497. (Tract 2)
7. Existing mortgage of record to Uptown Federal by LaSalle National Bank as Trustee under trust Nos. 47322, 31444 and 31756. (Tract 1 and 2)

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