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GEORGE E. COLE*
LEGAL FORMS

No. 810
September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

26 558 240

26558240

COOK
CO. NO. 016

(The Above Space For Recorder's Use Only)

68-99-779 W P # 905835
155850
Daly

THE GRANTOR Gary R. Lipinski and Mary B. Kilmer, his wife
of the Village of Western Springs of Cook State of Illinois
for and in consideration of Fifty Seven thousand and no/100 (57,000.00) DOLLARS.
CONVEYED and WARRANT to Ronald Comiano in hand paid,
(NAMES AND ADDRESS OF GRANTEEES)
2345 N. Sayre, Chicago, Illinois

the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:
Unit number 10, delineated on survey of the following described
parcel of real estate (hereinafter referred to as parcel) lot 12
and lot 13 (except the west 147.0 feet thereof) in block 4 in
Lathrop's resubdivision of part of Lathrop's Seaverns addition
to River Forest, being a resubdivision of all that part lying
east of Park Avenue together with the East 3/5 of block 15 in
said addition in the North West 1/4 of Section 12, Township 39
North, range 12 east of the third principal meridian, which
survey is attached as exhibit "A" to declaration of condominium
made by Oak Park Trust and Savings Bank, a Corporation of
Illinois, as Trustee under trust agreement dated May 26, 1959,
known as Trust number 3306 recorded in the office of the
Recorder of Deeds of Cook County, Illinois, as document
number 25169230; together with an undivided 16.17 percent
interest in said parcel (except 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. Said Real Estate being held as a condominium, a
copy of the condominium agreement is attached hereto and made
a part of this document.
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 forever.

DATED this 24th day of March 1983

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Gary R. Lipinski (Seal) _____ (Seal)
Mary B. Kilmer (Seal) _____ (Seal)
Thompson 4/1/83

10.00

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in
and for said County, in the State aforesaid DO HEREBY CERTIFY that Gary R. Lipinski
and Mary B. Kilmer
personally known to me to be the same person...s, whose names are
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 1st day of April 1983
Commission expires 9-20 1983

This instrument was prepared by Michael O. Kilmer Attorney AT LAW
(NAME AND ADDRESS)
335 Thatcher Ave River Forest Ill 312-366-6262

MAIL TO: RICHARD J. GUIDICE (Name)
ONE NORTH LA SALLE STREET SUITE (Address)
CHICAGO, ILLINOIS 60602 (City, State and Zip)

ADDRESS OF PROPERTY: 415 PARK
2225 RIVER FOREST ELL 60331
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO: GAULS (Name)

OR RECORDER'S OFFICE BOX NO. 533

STATE OF ILLINOIS
DEPT. OF REVENUE
CANCELLED
26 558 240
26558240

DOCUMENT NUMBER
26 558 240

415 PARK AVENUE CONDOMINIUM

Unit C in 415 Park Avenue Condominium as delineated on a survey of the following described real estate:
Lot 12 and Lot 13 (except the West 147.0 feet thereof) in Block 4 in Lathrop's Resubdivision of part of Lathrop's Seaverns Addition to River Forest, being a Resubdivision of all that part lying east of Park Avenue together with the East 3/5 of Block 15 in said Addition in the North West 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 2516923, together with its undivided percentage interest in the common elements, in Cook County, Illinois

Grantor also hereby grants to grantee, its successors and assigns, as an easement appurtenant to the premises herein conveyed a parking space.

Grantor also hereby grants to grantee, its 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, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration 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 the same as though the provisions of said Declaration were recited and stipulated at length herein.

70 508 210

END OF RECORDED DOCUMENT