

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

NO. 808
April, 1980

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Lidmeyer Olson
RECORDED

26599715

26 599 715

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded. 1983 MAY 10 PM 3:09

THE GRANTOR, JOYCE A. BERKOVITZ, a divorced and unmarried person

of the City of Tempe County of Maricopa
State of Arizona for and in consideration of
Ten and no/100 (\$10.00)

and other good and valuable consideration in hand paid,
CONVEY S and WARRANTS S to

JAMES DE GROOT, a bachelor
16178 S. Park Avenue, South Holland, Illinois

(NAME AND ADDRESS OF GRANTEE)

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)

Subject to:

(a) Covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 1982 and subsequent years; (j) installments due after the date of closing or assessments established pursuant to the Declaration of Condominium. Also, specifically, plats, easements or restrictions as follows: document recorded April 4, 1944, as Document No. 13258532; document recorded November 30, 1922, as Document No. 22142903; document recorded June 7, 1973, as Document No. 2235229; document recorded October 2, 1972, as Document No. 22069848; standard laundry room lease agreement recorded October 9, 1973.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 26th day of March, 1983

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

Joyce A. Berkovitz (SEAL)
JOYCE A. BERKOVITZ

(SEAL)

Arizona

State of Illinois County of Maricopa ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
JOYCE A. BERKOVITZ



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 she signed, sealed and delivered the said instrument as her 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 26th day of March, 1983

Commission expires My Commission Expires Aug. 11, 1985
Dawn Miller
NOTARY PUBLIC

This instrument was prepared by Paul D. Monson, SIDLEY & AUSTIN, One First National Plaza, Chicago, Illinois
(NAME AND ADDRESS)

MAIL TO: { First National Bank in Dolton (Name)
P.O. Box 247 (Address)
Dolton, IL 60419 (City, State and Zip)

ADDRESS OF PROPERTY:
13535 S. LeClaire #94
Crestwood, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
A. Zimmerman
#94 13535 S. LeClaire
Crestwood, Illinois
(Address)

COOK COUNTY
MAY 11 1983
CANCELLED
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

10.00

REVENUE STAMPS HERE
AFFIX "RIDERS" OR REVENUE STAMPS HERE

REVENUE STAMPS HERE
AFFIX "RIDERS" OR REVENUE STAMPS HERE

26 599 715

261 715 9715

UNOFFICIAL COPY

Property of Cook County Clerk's Office
26 599 715

EXHIBIT A

Legal Description

Unit No. 94 as delineated on survey of the following described tract of land hereinafter referred to as 'parcel':

Lots 1, 2, 3 and 4 in the resubdivision of Lots 1 to 6 and Lots 21, 22 and 23 in block 2 in Midlothian Fields, being a subdivision of the west $\frac{1}{2}$ of the north east $\frac{1}{4}$ of Section 4, Township 36 North, Range 13 East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to declaration of condominium made by Land Mark Builders Incorporated, corporation of Illinois, recorded November 30, 1972 as document number 22142903, as amended from time to time, together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) all in Cook County, Illinois.

END OF RECORDED DOCUMENT