

GEORGE E. COLE\* No. 810  
LEGAL FORMS September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

26789186

SEP 22 1983 2 797 26789186 A --- Rec

10.00

(The Above Space For Recorder's Use Only)

60913

THE GRANTOR GERALDINE B. FRY, A Widow,  
of the City of Evanston County of Cook State of Illinois  
for and in consideration of the sum of TEN AND NO/100 DOLLARS.  
and other good and valuable considerations in hand paid,  
CONVEY and WARRANTS to BRIAN P. KISSANE and MARION MAY KISSANE, his wife,  
(NAMES AND ADDRESS OF GRANTEEES)  
of 5901 N. Chicago Avenue, Chicago, Illinois 60646

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the  
County of \_\_\_\_\_ in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
SEALS & STAMPS  
10.00  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
10.00

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 September 19 83

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
(Seal) Geraldine B Fry (Seal)  
GERALDINE B. FRY  
(Seal) \_\_\_\_\_ (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  
GERALDINE B. FRY, a widow

personally known to me to be the same person whose name  
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 16th day of September 19 83

Commission expires July 1, 19 84 Leonard S. Shifflett NOTARY PUBLIC

This instrument was prepared by Leonard S. Shifflett, Wilson & McIlvaine, 35 South  
LaSalle Street, Room 2300, Chicago, IL 60603 (NAME AND ADDRESS)

MAIL TO: John Keating  
State Notary Public Office  
1603 W. Madison Ave  
Suite 200  
Chicago, IL 60601  
(City, State and Zip)

ADDRESS OF PROPERTY: Unit 308, 1625 N. Sheridan  
Wilmette, Illinois 60091  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Brian P. and Marion May Kissane  
(Name)

OR RECORDER'S OFFICE BOX NO. 634 (Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER  
26 789 186

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL ONE:

Unit 308 in the 1625 Sheridan House Condominium as delineated on the survey of the following described Parcel of Real Estate (hereinafter referred to as Parcel):

Lot "A" in D. J. L. Walther's Consolidation in the West 1/2 of the North East 1/4 of Section 27, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois (recorded April 23, 1971 as Document Number 21458249) being also described as Lot 2 in Block 1 in the Subdivision of Blocks 1 and 2 of Gage's Addition to the Village of Wilmette and of the West 40 feet of and adjoining the West line of Block 2 thereof in a subdivision in Sections 27 and 28, Township 42 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded August 28, 1895 as Document Number 2269816, in Cook County, Illinois and Lot 4 (excepting the North Westerly 45 feet) in Antoinette Gage's Subdivision of Lot 1 in Block 1 in the subdivision of Blocks 1 and 2 in Gage's Addition to Village of Wilmette in the North East 1/4 of Section 27, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit 'A' to Declaration of Condominium Ownership made by River Forest State Bank and Trust Company, as Trustee under Trust Agreement dated May 24, 1979, known as Trust No. 2497, recorded in the Office of the Recorder of Deeds as Document Number 25291029 as amended by instrument recorded February 14, 1980 as Document Number 25362546 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.

### PARCEL TWO:

The exclusive right to the use of Space 58, a limited common element as delineated on the survey attached to the Declaration aforesaid, recorded as Document No. 25291029, and amended thereafter.

Subject to Declaration of Condominium; provisions of the Condominium Property Act of Illinois; general real estate taxes for 1982 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessment for improvements heretofore completed; building lines and building and legal restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; and subject to that certain Mortgage from Geraldine B. Fry to Continental Illinois National Bank and Trust Company of Chicago and recorded on March 10, 1980 as Document No. 25386599, of Cook County, Illinois, in the original principal amount of \$90,300.00.

26789186

END OF RECORDED DOCUMENT