

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 808  
April, 1980

## WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

12/6/83

CAUTION: Consult a lawyer before using or acting under the form.  
All warranties, including merchantability and fitness, are excluded.

0817942 CTA LYNCH

### THE GRANTOR

RONALD A. STEIN, a bachelor

of the city of Chicago County of Cook  
State of Illinois for and in consideration of  
TEN and no/100ths (\$10.00)

26886665

\_\_\_\_\_ DOLLARS,  
and other valuable consideration in hand paid,  
CONVEY and WARRANT to

BEN M. ROTH, 418 Swallow Lane, Deerfield, IL

(The Above Space For Recorder's Use Only)

(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 for legal description  
of Real Estate being conveyed.

Subject to the matters set forth on Exhibit "B"  
attached hereto.

12<sup>00</sup> MAIL

Cook County REAL ESTATE TRANSACTION TAX

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE DEC-6'83

REVENUE STAMP DEC-6'83

23.75

95.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE DEC-6'83

23.75

6 DEC 83 11:26

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

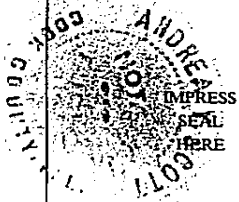
DATED this 22nd day of November 1983

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

Ronald C Stein (SEAL) \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (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



personally known to me to be the same person whose name RS 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 December, 1983

Commission expires 4-26 1986 Andrea V. Scott

This instrument was prepared by Ronald A Stein 420 W Belmont 9-D

MAIL TO

Kenneth A. Dean  
(Name)  
120 S. LaSalle St #456  
(Address)  
Chicago, IL 60603  
(City, State and Zip)

ADDRESS OF PROPERTY:  
420 W. Belmont  
Chicago, IL 60657  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Susan Roth  
420 W. Belmont, Chicago, IL 60657

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

AFIX RIDERS OR REVENUE

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26 886 665

EXHIBIT A

Unit No. 9-D, as delineated on the survey of the following described real estate (hereinafter referred to as the "Parcel"):

Parcel 1:

That part of Original Lots Twenty-seven (27) and Twenty-eight (28) in Pine Grove, a Sub-division of fractional Section Twenty-one (21), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian, bounded and described as follows, to wit:

Beginning at a point in the North line of Belmont Avenue (being a line 33 feet North of the South line of Original Lot 28 in Pine Grove) 150 feet West of the West line of Sheridan Road; thence North on a line parallel with the West line of Sheridan Road, 165 feet 6-1/2 inches to the line between Lots 27 and 28 in Pine Grove aforesaid; thence West on said line 9 feet 11 inches to a line 987 feet 8 inches East of and parallel with the East line of Evanston Avenue; thence North on said line 64 feet 0-1/2 inches to a point 101 feet 6 inches South of the South line of Melrose Street; thence East 110 feet 11-1/2 inches to a line extended South parallel with the West line of Lot 27 in Pine Grove aforesaid, from a point in the South line of Melrose Street, 148 feet 6-1/2 inches West of the intersection of the South line of Melrose Street with the West line of Sheridan Road; thence East 9 feet 0 inches more or less to a line 139 feet 7 inches West of and parallel to the West line of Sheridan Road; thence South on said line to a point in the North line of Belmont Avenue, 139 feet 7 inches West of the West line of Sheridan Road; thence South on said line to a point in the North line of Belmont Ave, 139 feet 7 inches West of the West line of Sheridan Road; thence West along the North line of Belmont Avenue, to the place of beginning;

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by LaSalle National Bank, as Trustee under Trust Agreement dated June 13, 1979, and known as Trust No. 101208, and recorded in the Office of the Cook County Recorder of Deeds as document no. 25204491, together with the undivided percentage interest in said Parcel specified in said Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and of Easements, Restrictions, and Covenants and survey).

The Grantor also hereby grants to the Grantee, his successor 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 of Condominium Ownership and of Easements, Restrictions, and Covenants, and hereby reserves to himself, his successor and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

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Cook's Office

ALSO

Parcel 2:

~~Quit claim of all rights, if any, pursuant to Easement~~ for the benefit of Parcel 1 as created by the deed from Central National Bank in Chicago, a national banking association, as Trustee under Trust agreement dated November 30, 1948 and known as Trust No. 1618, to Sherwin Willens, dated September 17, 1951 and recorded September 26, 1951 as document 15178910 for ingress and egress over the following described tract of land:

Beginning at a point in the South line of Melrose Street, 148 feet 6-1/2 inches West of the intersection of the South line of Melrose Street and the West line of Sheridan Road, thence South 101 feet 6-1/2 inches along a line parallel with the West line of Lot 27 in Pine Grove and 1098 feet 7-1/2 inches East of the East line of Evanston Avenue; thence East 9 feet more or less to a line 139 feet 7 inches West of and parallel to the West line of Sheridan Road; thence North along said line to the South line of Melrose Street; thence West on the South line of Melrose Street to the place of beginning, all being part of the Original Lots 27 and 28 in Pine Grove, a Subdivision of fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois

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Property Clerk's Office

EXHIBIT B

- (1) General real estate taxes for 1983 and all subsequent years;
- (2) Party wall rights and agreements, easements, covenants and restrictions and building lines of record;
- (3) The Illinois Condominium Property Act (the "Act");
- (4) The Declaration of Condominium Ownership by which the premises was submitted to the Act, including the Plat, and all amendments thereto;
- (5) Declaration of Covenants, Conditions, Restrictions and Easements for Bel Harbour Condominium Association and all amendments and exhibits thereto;
- (6) Zoning and building laws and ordinances;
- (7) Acts done or suffered by the Grantee;
- (8) Rights of the public and quasi-public utilities for utilities maintenance;
- (9) Possible encroachment by adjoining building over and upon a portion of the common area of the property;
- (10) Possible building line violation as to a portion of the common area;
- (12) The City of Chicago Condominium Ordinance;
- (13) Leases for commercial use of a portion of the common elements.

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**END OF RECORDED DOCUMENT**