

GEORGE E. COLE
LEGAL FORMS

NO. 808
April, 1980

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

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

26128511

THE GRANTOR S,

ANNE GEGZNAS and LINDA A. SCHULZ nee KOEHLER,
of the City of Calumet City, County of Cook
State of Illinois for and in consideration of
TEN AND 00/100 (\$ 0.00) DOLLARS,
and other good and valuable consideration hand paid,
CONVEY and WARRANT to
MATTYE J. JONES, a widow, of 6937 Laflin,
Chicago, Illinois,

(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 AND MADE A PART HEREOF

Subject to: (a) covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions, of the Declaration of Condominium and all amendments, if any, thereto; (b) 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; (c) encroachments, if any; (d) party wall rights and agreements, if any; (e) existing leases and tenancies; (f) limitations and conditions imposed by the Condominium Property Act; (g) special taxes or assessments for improvements not yet completed; (h) any unconfirmed special tax or assessment; (i) installments not due at the date hereof or any special tax or assessment for improvements heretofore completed; (j) mortgage or trust deed, if any; (k) general taxes for the year 1981, and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 1981; (l) installments due after date of closing of assessments established pursuant to the Declaration of Condominium.

SST 12/139

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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 January 1982

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

Anne Gegznas (SEAL) Linda A. Schulz nee Koehler (SEAL)
Anne Gegznas Linda A. Schulz nee Koehler
(SEAL) (SEAL)

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

ANNE GEGZNAS and LINDA A. SCHULZ nee KOEHLER

personally known to me to be the same person s whose name s 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 22nd day of January 1982
Commission expires June 28 1984. Barbara P. Lullis
NOTARY PUBLIC

This instrument was prepared by DAVID E. ZAJICEK; McBride, Baker & Schlosser; 1211 West 22nd St., Oak Brook, IL 60521 (NAME AND ADDRESS)

MAIL TO: { MATTYE J. JONES (Name)
Unit 215, 400 Park Avenue (Address)
Calumet City, IL 60409 (City, State and Zip) }

OR RECORDER'S OFFICE BOX NO. 11

ADDRESS OF PROPERTY: Unit 215, 400 Park Av.
Calumet City, IL 60409
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
GRANTEE (Name)
Address Above (Address)

REAL ESTATE TRANSFER TAX
1050
Calumet City - City of Homes & Bays

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Notary Public Office

UNOFFICIAL COPY

JAN 29 PM 2 51

JAN-29-02 574545 26128511 11.00

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Property of Cook County Clerk's Office

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11
Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

EXHIBIT A

Property commonly known as Unit 215;
400 Park Avenue, Calumet City, Illinois.

Legal Description.

Parcel 1: Unit 215 in the Part of River Oaks Condominium No. 2, as delineated on survey of lots 5 and 6 or parts thereof in River Oaks West Unit No. 1, being a subdivision of part of the Northwest $\frac{1}{4}$ of Section 24 and that part of Lot 1 lying North of the Little Calumet River in the Subdivision of the South East $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ all in Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, (hereinafter referred to as parcel) which survey is attached as exhibit "A" to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as trustee under trust agreement dated December 21, 1964, and known as trust number 21073 recorded in the Office of the Recorded of Deeds of Cook County, Illinois, as Document Number 22831375, as amended from time to time.

Parcel 2: Easement appurtenant to and for the benefit of parcel 1 as set forth in the Declarations of Easements recorded November 15, 1971, as document numbers 21712318 and 21712320 and created by the Trust Deed from Anne Gegznas and Linda Koehler to First National Bank of Chicago recorded November 7, 1974, as Document 22901053 and as created by deed from American National Bank and Trust Company, as trustee under trust number 21073 to Anne Gegznas and Linda Koehler recorded February 5, 1975, as Document 22987656 for use and enjoyment, ingress and egress.

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END OF RECORDED DOCUMENT