

# UNOFFICIAL COPY

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GEORGE E. COLE\*  
LEGAL FORMS

No. 810  
September, 1975

26157143

### WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney K. Olson*  
RECORDER OF DEEDS

1982 MAR -1 AM 10: 24

26157143

(The Above Space For Recorder's Use Only)

COOK  
CO. REC. 015

1 0 7 0 0 5

THE GRANTOR MAXINE T. CLARKE, a widow and not since remarried,

of the City of Evanston County of Cook State of Illinois

for and in consideration of Ten and 00/100 DOLLARS.

and other good and valuable consideration in hand paid.

CONVEYS and WARRANTS to JOHN KARKLINS and RASMA KARKLINS, his

(NAMES AND ADDRESS OF GRANTEE(S))

wife, 1516 East 50th Place, Chicago, Illinois

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

SEE LEGAL DESCRIPTION RIDER ATTACHED  
HERE TO AND MADE A PART HEREOF.

11<sup>00</sup>

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 19th day of February 19 82

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
(Seal) Maxine T. Clarke (Seal)  
MAXINE T. CLARKE

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 Maxine T. Clarke, a widow and not since remarried,

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 25<sup>th</sup> day of February 19 82

Commission expires October 25 1984 Terrence E. Budny  
NOTARY PUBLIC

This instrument was prepared by Terrence E. Budny, Three First National Plaza,  
(NAME AND ADDRESS)  
70 West Madison St., Suite 3200, Chicago, Illinois 60602

MAIL TO: Gerald M. Petracque  
(Name)  
Suite 3100  
180 North La Salle St.  
(Address)  
Chicago, Ill 60601  
(City, State and Zip)

ADDRESS OF PROPERTY:  
Unit 2216N, 4800 South  
Chicago Beach Drive  
Chicago, Illinois  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
John Karklins  
(Name)  
Unit 2216N, 4800 South  
Chicago Beach Drive  
Chicago, Illinois

OR RECORDER'S OFFICE BOX NO. BOX 533

CANCELLED  
STATE OF ILLINOIS  
RECORDS & CLERK'S OFFICE  
MAR 1 1982  
C.T. 1-1982  
3752  
C.T. 1-1982  
3752  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
150.00  
150.00

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## LEGAL DESCRIPTION RIDER

### PARCEL 1:

Unit Number 2216-N in the Newport Condominium as delineated on the survey of the following described real estate: Block 1 in Chicago Beach Addition, being a Subdivision of Lot A in Beach Hotel Company's consolidation of certain tracts in fractional Sections 11 and 12, Township 38 North, Range 14, East of the Third Principal Meridian (excepting from said Block 1 that part thereof which lies Northeast-erly of a line 40 feet Southwesterly from and parallel to the Northeastly line of said Block) (said parallel line being the arc of a circle having a radius of 1508.16 feet convex Southwesterly), in Cook County, Illinois, which survey is attached as Exhibit D to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 24730609 to-gether with its undivided percentage interest in the common elements in Cook County, Illinois.

ALSO

### PARCEL 2:

A non-exclusive garage right Number 185, a limited common element, consisting of the right to park one passenger auto-mobile in the garage, which garage is delineated on the survey attached to the Declaration of Condominium, aforesaid, recorded as Document Number 24730609 and granted by Deed recorded as Document Number 24756396, in Cook County, Illinois.

### SUBJECT TO:

1. Taxes for 1981 and subsequent years;
2. Terms, powers, provisions and limitations of the Urban Renewal Plan recorded August 8, 1961 as Document 18240483;
3. Building line 10 feet southwesterly from street line as shown on Blocks 1 and 2 on the plat of Chicago Beach Addition recorded April 16, 1927 as Document 9617725;

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4. (a) Terms, provisions, covenants, conditions and options contained in the rights and easements established by the Declaration of Condominium recorded November 21, 1978 as Document 24730609; and (b) limitations and conditions imposed by the Condominium Property Act;
5. Private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto;
6. Installments due after February 26, 1982 of assessments established pursuant to the Declaration of Condominium;
7. Mechanic's lien claim recorded December 19, 1978 as Document 24770950;
8. Proceedings pending in Circuit Court of Cook County, Case No. 79 L 338;
9. Proceedings pending in Circuit Court of Cook County, Case No. 79 CH 820;
10. Proceedings pending in Circuit Court of Cook County, Case No. 78 L 21933;
11. Proceedings pending in Circuit Court of Cook County, Case No. 80 L 1937; and
12. Proceedings pending in Circuit Court of Cook County, Case No. 81 M1 65891.

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**END OF RECORDED DOCUMENT**