

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

No. 810
September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

982 MAY 3 AM 9 45

26218025

(The Above Space For Recorder's Use Only)

THE GRANTOR FRANK A. CARLTON, married to CAROLINE CARLTON

of the City of Chicago 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,
CONVEY and WARRANT to PHILIP A. KEIRN and GEORGENE S. KEIRN,

(NAMES AND ADDRESS OF GRANTEES)

his wife, and KRISTINA K. PALENCIA, 775 W. Diversey, Chicago, IL
divorced and not since remarried
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:

Unit 405 in the 2650 North Lakeview
Condominium, together with an undivided
percent interest in the common elements
as defined and delineated in the Declara-
tion recorded as Document Number 25131915,
in the Southwest 1/4 of Section 28, Town-
ship 40, North, Range 14, East of the
Third Principal Meridian, in Cook County,
Illinois.

SUBJECT TO THOSE ITEMS LISTED IN EXHIBIT A ATTACHED
HERETO AND MADE A PART HEREOF.

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.
Caroline Carlton hereby executes this Warranty Deed solely for the
purpose of releasing and waiving all rights under and by virtue of
the Homestead Exemption Laws of the State of Illinois.

DATED this 20th day of April 19 82.

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

Frank A. Carlton (Seal) Caroline Carlton (Seal)
FRANK A. CARLTON CAROLINE CARLTON

(Seal)

(Seal)

(Seal)

(Seal)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in
and for the County of Cook in the State aforesaid, DO HEREBY CERTIFY that Frank A. Carlton
and Caroline Carlton, his wife,

personally known to me to be the same persons whose names 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 29th day of April 19 82

Commission expires October 25 19 84 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, IL
60602

ADDRESS OF PROPERTY:
Unit 405, 2650 N. Lakeview

Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

OR RECORDER'S OFFICE BOX NO. _____

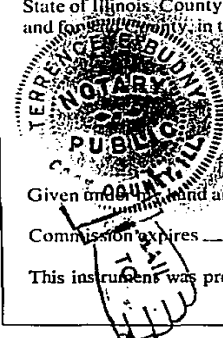
Handwritten: VMT 5080587 06

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Handwritten: MAY 3 82 602621 26218025

MAIL

STATE OF ILLINOIS
RECORDER OF DEEDS
APPROPRIATE REVENUE STAMPS HERE
26218025
Cook County
REAL ESTATE TRANSFER TAX
DOCUMENT NUMBER



MAIL TO: Philip A. Keirn
(Name)
361 Crescent Bl.
(Address)
GLEN ELLEN, IL
(City, State and Zip)
60137

UNOFFICIAL COPY

TO

Warranty Deed
JOINT TENANCY
DOCUMENT TO INDIVIDUAL

EXHIBIT A

- a. covenants, conditions and restrictions of record;
- b. terms, provisions, covenants and conditions of the Declaration of Condominium or amendments thereto, if any;
- c. private, public and utility easements, including any easements established 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. general taxes for the year 1981 and subsequent years;
- g. installments due after April 29, 1982 of assessments established pursuant to the Declaration of Condominium;
- h. encroachments disclosed by survey of the condominium building dated January 15, 1979; and
- i. mortgage from Frank A. Carlton to Continental Illinois National Bank and Trust Company of Chicago, dated October 6, 1980 and recorded October 27, 1980, with the Cook County Recorder of Deeds as document no. 25643410 to secure an indebtedness in the original principal amount of \$51,000. Grantees hereby assume and agree to pay the indebtedness secured by said mortgage as modified by a certain Modification Agreement between the Grantees and said mortgagee dated April 29, 1982 and recorded with the Cook County Recorder of Deeds on even date with this Deed, when due.

26248025

END OF RECORDED DOCUMENT