

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORM #3

No. 810  
September, 1975

## WARRANTY DEED

Joint Tenancy Illinois Statutory  
(Individual to Individual)

26359904

*William H. Gibson*  
RECORDER OF DEEDS

COOK COUNTY, ILLINOIS  
FILED IN 1982

1982 SEP 23 AM 10:46

26359904

COOK CO. REC. 263

(The Above Space For Recorder's Use Only)

1 5 0 9 8

H 1167289

THE GRANTOR Edward Sparage & Julie Sparage, married to each other  
of the City of Los Angeles County of Los Angeles State of California  
for and in consideration of Ten and no/100 (\$10.00) DOLLARS.  
in hand paid,  
CONVEY and WARRANT to Hilda Pearlman & Martin Kozak,  
5550 N. Sawyer, Chicago, Illinois  
(NAMES AND ADDRESS OF GRANTEES)

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 attached hereto as Exhibit "A"

This is not Homestead Property

Subject to the exceptions listed on Exhibit B attached hereto.

12.00

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 14th day of September 1982

PLEASE PRINT OR SIGNATURE(S) BELOW  
Edward Sparage (Seal) Julie Sparage (Seal)  
Julie Sparage (Seal)  
Julie Sparage

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 Edward Sparage and Julie Sparage, married to each other personally known to me to be the same person S whose name S 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 14th day of September 1982  
Commission expires My Commission Expires Sept. 16, 1985  
This instrument was prepared by Ramela Jo Spayakos  
mmp - Schwartz & Freeman, 401 N. Michigan  
Chicago, Ill. (NAME AND ADDRESS) 60611

MAIL TO: TERENCE J. TYRSINSKI (Name)  
105 W. MADISON (Address)  
CHICAGO, IL 60602 (City, State and Zip)

ADDRESS OF PROPERTY: 8450 N. Skokie Blvd.  
Skokie, Ill.  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Hilda Pearlman  
8450 N. Skokie Blvd.  
Skokie, Ill. 60076

CANCELLED  
STATE OF ILLINOIS  
SEP 23 1982  
RECORDERS OFFICE  
COOK COUNTY  
REVENUE STAMPS HERE  
CANCELLED Cook County  
STATE TRANSFER TAX  
SEP 23 1982  
RECORDERS OFFICE  
COOK COUNTY

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DOCUMENT NUMBER

BOX 588

LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL 1:

Unit number 106 in the 8440-8460 North Skokie Boulevard Condominium, as delineated on survey of the following described real estate: Lots 1 to 8, inclusive, in Elm Lee Street Cicero Avenue subdivision, being a subdivision of part of Lot 6 of Assessor's division of the North East 1/4 of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the declaration of condominium recorded as document number 25007213; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of parking space number 'P'-106, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 25007213, in Cook County, Illinois.

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Office of Cook County Clerk's Office

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## EXHIBIT "B" TITLE EXCEPTIONS

1. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND ADJOINING CONTIGUOUS OWNERS TO HAVE MAINTAINED AN UNINTERRUPTED FLOW OF WATERS OF HIGGINS CREEK OR ANY OTHER STREAM WHICH FLOWS ON OR THROUGH THE LAND.
2. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR BUSSE ROAD.
3. DRAINAGE ASSESSMENTS, DRAINAGE TAXES, WATER RENTALS AND WATER TAXES ARE INCLUDED IN GENERAL EXCEPTION 5 HEREINBEFORE SHOWN AND SHOULD BE CONSIDERED WHEN DEALING WITH THE LAND.
4. UTILITY EASEMENT OVER THE LAND AS DISCLOSED BY PLAT OF SUBDIVISION RECORDED NOVEMBER 25, 1968 AS DOCUMENT 21022447.
5. EASEMENT FOR SEWER AND WATER UTILITY PURPOSES DISCLOSED BY PLAT OF SUBDIVISION RECORDED NOVEMBER 25, 1968 AS DOCUMENT 21022447 TO THE SEWER AND WATER COMPANY AND THE VILLAGE OF MOUNT PROSPECT, OVER THE LAND.
6. EASEMENT FOR INGRESS AND EGRESS, DRIVEWAY AND PARKING AREAS ACROSS THE LAND AS DISCLOSED BY THE PLAT OF SUBDIVISION RECORDED NOVEMBER 25, 1968 AS DOCUMENT 21022447.
7. EASEMENT FOR STORM WATER RETENTION BASIN ACROSS THE LAND AS DISCLOSED BY PLAT OF SUBDIVISION RECORDED NOVEMBER 25, 1968 AS DOCUMENT 21022447.
8. EASEMENT SHOWN ON PLAT OF CONSOLIDATION DATED MARCH 21, 1972 AND RECORDED MAY 16, 1972 AS DOCUMENT 21904001 FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE AS GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN DOTTED LINES ON THE PLAT AND MARKED EASEMENT AND PROPERTY DESIGNATED ON PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTION OVER AND UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO OVERHANG ALL LOTS WITHIN AERIAL SERVICE WIRES TO SERVE ADJOINING LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

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9. RESTRICTIVE COVENANTS RECORDED MAY 16, 1972 AS DOCUMENT 21904002 RELATING TO THE CONTROL OF THE PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 2346 FOR A PERIOD OF 18 MONTHS FOLLOWING THE COMPLETION OF SAID PLANNED UNIT DEVELOPMENT AND FOR A PERIOD OF 20 YEARS FOR ADEQUATE MAINTENANCE THEREOF; A PLAT OF OPEN SPACE EASEMENT TO BE DELIVERED FOR RECORDATION AND RUN WITH THE LAND FOR 50 YEARS.
10. EASEMENT IN, UPON, UNDER, OVER AND ALONG THAT PART OF THE LAND SHOWN IN THE GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1972 AS DOCUMENT 22070738, TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT.
11. EASEMENT IN, UPON, UNDER AND ALONG THAT PART OF THE LAND DESCRIBED IN THE GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY RECORDED NOVEMBER 19, 1974 AS DOCUMENT 22912137, TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT.
12. EASEMENT FOR STORM WATER DRAINAGE AND MAINTENANCE OVER THE SOUTH AND EAST LINES OF THE LAND, AS DISCLOSED BY SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25214263.
13. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE DECLARATION OF EASEMENT RECORDED OCTOBER 29, 1979 AS DOCUMENT 25214264.
14. MORTGAGE DATED OCTOBER 26, 1979 AND RECORDED DECEMBER 10, 1979 AS DOCUMENT 25275398 AND RE-RECORDED JUNE 19, 1980 AS DOCUMENT 25488297 MADE BY EDWARD SPARAGE TO TALMAN FEDERAL SAVINGS AND LOAN ASSOCIATION TO SECURE A NOTE FOR \$28,700.00.
15. Taxes for the year 1982.

26359904

**END OF RECORDED DOCUMENT**