

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy for Illinois

NO. 221
September, 1975

27 401 532

GEORGE E. COLET
LEGAL FORMS

THIS INDENTURE, Made this 3rd day of January 1985, between Michael G. Stickney and Beth A. Bitzegaio, his wife

of the City of Fairfield in the County of Fairfield and State of Connecticut parties of the first part, and Kenneth R. Kipnis and Maureen Kipnis his wife (NAMES AND ADDRESS OF GRANTEEES)

parties of the second part:

WITNESSETH, That the parties of the first part, for and in consideration of the sum of Ten Dollars, in hand paid,

convey and warrant to the said parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate, to-wit:

See Legal Description Attached

COOK COUNTY ILLINOIS
FILED FOR RECORD

1985 JAN 10 AM 11:37

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Subject to:

- (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 by 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; ~~and (f) general taxes for the year 1984 and subsequent years and (g) installments due after the date of closing assessments established pursuant to the Declaration of Condominium.~~

situated in the City of Chicago County of Cook the State of Illinois, 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 the above granted premises unto the said parties of the second part forever, not in tenancy in common, but in joint tenancy.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Michael G. Stickney (SEAL)

Beth A. Bitzegaio (SEAL)

(SEAL)

(SEAL)

This instrument was prepared by Hyman K. Bielsky, Matkov, Griffin, Et Al., 100 W. Monroe, Suite 1500, Chicago, IL (NAME AND ADDRESS) 60603-1906

64-81-970
570266

1300

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
JAN 09 85
5 7 00

COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE
JAN 09 85
5 7 00

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
REVENUE
JAN 09 85
5 7 00

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STATE OF FARIFIELD }
COUNTY OF CONNECTICUT } SS.

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael G. Stickney and Beth A. Bitzegaio, 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 notarial seal this 3rd day of Jan. 1985

(Impress Seal Here)
NOTARY PUBLIC 61474
ROBERTA GINSBERG
EXPIRES MAY 20, 1986
Commission Expires _____

Roberta Ginsberg
Notary Public

Box _____

Warranty Deed
JOINT TENANCY FOR ILLINOIS

TO _____

ADDRESS OF PROPERTY: _____

RECORDERS BOX 373

MAIL TO: *Stewart D. Brown atty*
Martha Kay Ransaw, Wainwright + Blott
2087 1st Street
Chgo 60604

GEORGE E. COLE®
LEGAL FORMS

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Property of Cook County Clerk's Office

Property of Cook County Recorder of Deeds Office

PARCEL 1:

UNIT NUMBER 4704 IN HARBOR DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE (HEREINAFTER CALLED PARCEL):

LOTS 1 AND 2 IN BLOCK 2 IN HARBOR POINT UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTH WEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDED WITHIN FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL THE LAND, PROPERTY AND SPACE OCCUPIED BY THOSE PARTS OF BELL, CAISSON, CAISSON CAP AND COLUMN LOTS 1-A, 1-B, 1-C, 2-A, 2-B, 2-C, 3-A, 3-B, 3-C, 4-A, 4-B, 4-C, 5-A, 5-B, 5-C, 6-A, 6-B, 6-C, 7-A, 7-B, 7-C, 8-A, 8-B, 8-C, 9-A, 9-B, 9-C, M-LA, OR PARTS THEREOF, AS SAID LOTS ARE DEPICTED ENUMERATED AND DEFINED ON SAID PLAT OF HARBOR POINT UNIT NUMBER 1, FALLING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, UPWARD AND DOWNWARD OF SAID LOT 1 IN BLOCK 2 AFORESAID, AND LYING ABOVE THE UPPER SURFACE OF THE LAND, PROPERTY AND SPACE TO BE DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR UTILITY PURPOSE, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 155 HARBOR DRIVE CONDOMINIUM ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935653 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935654 AND BY DOCUMENT NUMBER 23018815, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION, AS AMENDED AS AFORESAID, AND SURVEY), IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS OF ACCESS FOR THE BENEFIT OF PARCEL 1 AFORESAID THROUGH, OVER AND ACROSS LOT 3 IN BLOCK 2 OF SAID HARBOR POINT UNIT NUMBER 1, ESTABLISHED PURSUANT TO ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 AND UNDER TRUST NUMBER 58930, RECORDED IN THE

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OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935652) AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 TO GERALD A. MAIDA RECORDED FEBRUARY 21, 1978 AS DOCUMENT 24407564 IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1, AFOREDESCRIBED, AS SET FORTH IN RESERVATION AND GRANT OF RECIPROCAL EASEMENTS, AS SHOWN ON THE PLAT OF HARBOR POINT UNIT NUMBER 1, AFORESAID AND AS SUPPLEMENTED BY THE PROVISIONS OF ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935652) AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 TO GERALD A. MAIDA RECORDED FEBRUARY 21, 1978 AS DOCUMENT 24407564 ALL IN COOK COUNTY, ILLINOIS.

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END OF RECORDED DOCUMENT