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GEORGE E. COLE*
LEGAL FORMS

NO. 810
April, 1980

WARRANTY DEED Joint Tenancy Statutory (ILLINOIS) (Individual to Individual)

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

THE GRANTOR Grant G. Simmons, III, also known as Grant A. Simmons, III, a never-married person

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten and No/100 (\$10.00) DOLLARS,
and other good consideration in hand paid,
CONVEYS and WARRANTS to William M. Fausone
and Mary Burchett Fausone, 601 West Belden, No. 4A,
Chicago, Illinois 60614

B FEB 85 2:40

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1101

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(The Above Space For Recorder's Use Only)

(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:

Legal Description is set forth on the attached Rider

This Warranty Deed is subject to: covenants, conditions, and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; public, and utility easements, and any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; mortgage or trust deed specified below, if any; general taxes for the year 1984 and subsequent years; installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

C-8655

14-33-412-042-1003

14-33-412-042-1003

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 1st day of February 1985

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Grant G. Simmons, III (SEAL) also known as Grant A. Simmons, III (SEAL)

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 Grant G. Simmons, III, also known as Grant A. Simmons, III

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 he signed, sealed and delivered the said instrument as his 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 1st day of February 1985

Commission expires October 21 19 87
Robert A. Reed
NOTARY PUBLIC

This instrument was prepared by Kenneth S. Freedman, Attorney at Law, 29 S. LaSalle, Chicago, IL 60603 (NAME AND ADDRESS)

MAIL TO: John D. Malarkey (Name)
One IBM Plaza, Suite 3000 (Address)
Chicago, IL 60611 (City, State and Zip)

ADDRESS OF PROPERTY:
Unit 2, 1763 N. Sedgwick
Chicago, IL
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
1100

OR RECORDER'S OFFICE BOX NO. 169

007002
REAL ESTATE TRANSACTION TAX
REVENUE FEB 85
STAMP FEB 85
CASH
60275
CO. NO. 018
139453
DEPT. OF REVENUE
FEB-85
FEB 10 1985
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
FEB-85
05279
6250
0800

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TO
INDIVIDUAL TO INDIVIDUAL
Warranty Deed
IN TENANCY

LEGAL DESCRIPTION

PARCEL 1:

Unit 2 North in 1751-63 North Sedgwick Condominium as delineated on the Survey of the following described property: The North 54 Feet of the West 72.75 Feet of Lot 12 in North Addition to Chicago, a Subdivision by Gale of the South West Quarter of the South East Quarter of Section 23 Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois which Survey is attached as Exhibit 'A' to the Declaration made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 15, 1974 and known as Trust Number 33642 recorded in the Office of the Recorder of Deeds as Document Number 22910929; together with an undivided 17.51 percent interest in the common elements as set forth in said Declaration in Cook County, Illinois also

PARCEL 2:

Easement for ingress and egress to Parcel 1 over and across that part of Lot 12 in North Addition to Chicago aforesaid described as follows: The East 3.33 Feet of the West 83.49 Feet of the North 26.61 Feet of said Lot 12 also the South 4.25 Feet of the North 30.86 Feet of the East 10.74 Feet of the West 83.49 Feet of said Lot 12 in Cook County, Illinois as created by Declaration of Easement recorded as Document 22910930 in Cook County, Illinois.

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END OF RECORDED DOCUMENT