

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenancy

27 500 844

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1985 APR -4 PM 12: 58

27500844

COOK
CO. NO. 016

2 1 1977

(The above space for Recorder's use only)

THE GRANTORS, DOROTHY C. BROWN, a widow and not remarried, and DON R. BROWN, JR., her son, as JOINT TENANTS, and BARBARA J. BROWN, wife of DON R. BROWN, JR., of the CITY of WINCHESTER County of MIDDLESEX State of MASSACHUSETTS for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey.... and Warrant.... to ANGELO PERRI and ELAINE MERIN PERRI, his wife,.....

of the CITY of CHICAGO County of COOK State of ILLINOIS not in Tenancy in Common but in JOINT TENANCY, the following described Real Estate, to-wit:

PARCEL 1:

The North 23.69 feet of that part of Lot 9 and the East 25.0 feet of Lot 10 taken as a tract lying South of a line drawn from a point on the East line of said tract, 69.87 feet South of the North East corner thereof to a point on the West line of said tract 70.08 feet South of the North West corner thereof in Block 36 in Rogers Park in Section 31 Township 41 North, Range 14, East of the Third Principal Meridian; also

PARCEL 2:

The East 10 feet of the West 40 feet of the South 20 feet of the following taken as one tract: Lot 9 and the East 25 feet of Lot 10 in Block 36 in Rogers Park in Section 31, Township 41 North, Range 14, East of the Third Principal Meridian; TOGETHER WITH ALL EASEMENTS AND PARTIAL RIGHTS OF RECORD, AND SUBJECT TO COVENANTS, RESTRICTIONS AND AGREEMENTS OF RECORD, (continued on reverse side)

situated in the CITY of CHICAGO County of COOK in the State of Illinois, hereby expressly declaring that the estate conveyed shall pass, not in tenancy in common, but in joint tenancy, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to general taxes for the year 1985 and subsequent years.

Dated this 29th day of MARCH A.D. 19 85.

Dorothy C. Brown SEAL
(DOROTHY C. BROWN)

Don R. Brown, Jr. SEAL
(DON R. BROWN, JR.)

SEAL

Barbara J. Brown SEAL
(BARBARA J. BROWN)

Massachusetts

State of Illinois } ss.
Kane County }
Middlesex County }

I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that DOROTHY C. BROWN, a widow and not remarried, and DON R. BROWN, JR., her son, as JOINT TENANTS, and BARBARA J. BROWN, wife of DON R. BROWN, JR.,

are personally known to me to be the same persons... whose names... 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.

MY COMMISSION

EXPIRES: 09-02-88

Given under my hand and Notarial seal, this 29 day of MARCH A.D. 19 85.

Notary Public SEAL

This Instrument was prepared by:
CHARLES F. MEYERS,
ATTORNEY AT LAW
100 E. CHICAGO ST.
ELGIN, IL 60120

Grantees Address:
1843 W. MORSE
CHICAGO, IL 60626

Send subsequent tax bills to: (NAME & ADDRESS)
ANGELO PERRI and ELAINE MERIN PERRI

1843 W. MORSE
CHICAGO, IL 60626

MAIL TO: LINDA ETTON

10124 PEACH PKWY

SKOKIE, IL

60076 BOX 333 C.A.



CANCELLED
OF ILLINOIS
31.50

REAL CANCELLED
COOK COUNTY
31.50

31.50

12.00

31.50

31.50

31.50

31.50

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(continuation of legal description)

PARCEL 3:

Easements as set forth in the Declaration of Easements and Protective Covenants made by Prairie State Construction Company, an Illinois Corporation, dated June 10, 1960 and recorded June 20, 1960 as Document 17886390; and as created by the Deed from Prairie State Construction Company, a Corporation of Illinois, to DON R. BROWN and DOROTHY C. BROWN dated September 14, 1961 and recorded September 18, 1961 as Document 18278162.

(A) For the benefit of PARCEL 1 aforesaid for ingress and egress over that West 4 feet of the East 25 feet of Lot 10 (except the South 24 feet thereof) (excepting therefrom the part thereof falling in PARCEL 1 aforesaid) in Rogers Park aforesaid.

(B) For the benefit of PARCEL 1 aforesaid for ingress and egress over the North 4 feet of the South 24 feet of Lot 9 and the East 25 feet of Lot 10 (taken as a tract) (except the East 6 feet thereof) in Rogers Park.

(C) For the benefit of PARCEL 1 aforesaid for ingress and egress over the West 3 feet of the East 6 feet of Lot 9 (excepting therefrom the part thereof falling in PARCEL 1 aforesaid) in Rogers Park aforesaid.

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Return to:
Name: _____
Address: _____
City: St. Paul, Ill.

WARRANTY
DEED
Joint Tenancy

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RECORDER OF DEEDS OF COOK COUNTY

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

CHARLES F. MEYERS

, being duly sworn on

oath, states that he resides at 1084 CHIPPEWA DRIVE, ELGIN, IL

That the attached deed is not in violation of Section I of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Charles F. Meyers
(CHARLES F. MEYERS)

Subscribed and sworn to before me this 2nd day of April A.D. 1985.

Beverly Hillerstein
Notary Public

27 500 844

END OF RECORDED DOCUMENT