

510376
1984
27152243

2720B
★ 001404
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUN--'83 ★
★ RB.11156 ★
742.50
★ SPECIAL WARRANTY DEED ★
27152243

THIS INDENTURE made this 26th day of June, 1984, between
HOWARD A. ROBINSON and DEBRA A. ROBINSON, his wife, of the City of
Roswell, State of Georgia, Grantors and DANIEL J. SCHWARTZ and
MARIELEEN L. SCHWARTZ, his wife, Grantees, Not in Tenancy in Common but
in Joint Tenancy.
WITNESSETH, that Grantors for and in consideration of the sum of
Ten and No. 100 Dollars (\$10.00), the receipt whereof is hereby
acknowledged, do GRANT AND CONVEY unto said Grantees, the following
described Real Estate situate in the County of Cook, in the State of
Illinois, to wit:

Unit C

Unit C, as delineated on Survey of the following described
parcel of real estate (hereinafter referred to as "Development
Parcel"): Lot 63 and 64 in Hamblen's Subdivision of Block 43
in Canal Trustee's Subdivision in Section 33, Township 40 North,
Range 14, East of the Third Principal Meridian, all in Cook
County, Illinois; which Survey is attached as Exhibit A to and a
part of the Declaration of Condominium Ownership made by Main
Bank of Chicago, as Trustee under Trust Agreement dated March
20, 1974, and known as Trust Number 74-140, recorded in the
Office of the Recorder of Deeds of Cook County, Illinois, on
October 19, 1976, as Document Number 23,674,236, together with
an undivided 18.60% interest in said Development Parcel
(excepting from said Development Parcel all the property and
space comprising all the units defined and set forth in said
Declaration and Survey).

TO HAVE AND TO HOLD SAID PREMISES NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY FOREVER.
Grantors hereby warrant and Grantees, and their successors that
they have not created or permitted to be created any lien, charge or
encumbrance against said real estate which is not shown among the
title exceptions listed on Exhibit "A" hereto. Grantors hereby
covenant that they will defend said real estate to the extent of the
warranties made herein against lawful claims of all persons.

Grantors hereby expressly waive and release all rights under and
by virtue of the Homestead Exemption Laws of the State of Illinois.

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

Howard A. Robinson (Seal)
Howard A. Robinson

Debra A. Robinson (Seal)
Debra A. Robinson

STATE OF ILLINOIS
REG. EST. TRANSFER TAX
DEPT. OF REVENUE
742.50
Cook County
REG. EST. TRANS. TAX
742.50

27152243

UNOFFICIAL COPY

STATE OF GEORGIA)
COUNTY OF Fulton) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

HOWARD A. ROBINSON and
DEBRA A. ROBINSON, 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 26 day of June, 1984.

Commission expires 19 Notary Public, Georgia, State at Large
My Commission Expires Feb. 2, 1988

Daniel J. Schwartz
Notary Public

This instrument prepared by
Virginia M. Harding
GOULD & RATNER
300 W. Washington
Chicago, Illinois 60606

After recording return to
Marc Schwarz, Esq.
5097 N. Elston
Chicago, Illinois 60630

Mail tax bills to: Daniel J. Schwartz, 1030 N. Hudson, Unit C,
Chicago, Illinois.



27152243

UNOFFICIAL COPY

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. General taxes for the year 1983 and subsequent years.
2. Terms, provisions, covenants, restrictions and options contained in and rights and easements established by the Declaration of Condominium recorded as Document No. 23678236.
3. Easements for public utilities and drainage, ingress and egress as contained in the documents recorded as No. 22539002 and No. 23298915 (affects common elements).

Property of Cook County Clerk's Office

27152243



908075 • 27152243 • A — Rec. 11.20

27152243

END OF RECORDED DOCUMENT