

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. 810
April, 1980

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

COOK COUNTY, ILLINOIS
PUBLIC RECORDS

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

1984 OCT 3 PM 11:13

27280307

THE GRANTOR NANCY ANN NOVOTNY,
a Spinster

27 280 307

of the Village of Forest Park County of Cook
State of Illinois for and in consideration of
Ten and no/100 DOLLARS,
in hand paid,
CONVEY and WARRANTS to Nancy K. Kleis
and Marvyl C. Kleis,

11.00

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))
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 attached Exhibit "A".

Subject to those matters listed on Exhibit "B" attached
hereto.

ATI 193839

COOK COUNTY, ILLINOIS
159303

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT 2 '84 DEPT. OF REVENUE
20.25

REAL ESTATE TRANSACTION TAX
REVENUE STAMP
OCT 2 '84
20.25

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 September 1984

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(SEAL) *Nancy Ann Novotny* (SEAL)
Nancy Ann Novotny

(SEAL) _____ (SEAL)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
NANCY ANN NOVOTNY

IMPRESS
SEAL
HERE

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 acknowl-
edged that s_h_e signed, sealed and delivered the said instrument as her
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 September 19 84

Commission expires January 12 1985

Kathleen C. Esposito
NOTARY PUBLIC

This instrument was prepared by Kathleen C. Esposito, 382 Prospect, Elmhurst IL 60126
(NAME AND ADDRESS)

MAIL TO

FIRST FEDERAL SAVINGS BANK
OF PROSPERITY
4565 W. HARRISON ST.
HILLSIDE, IL 60162
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 10

ADDRESS OF PROPERTY
Unit 404, 850 Des Plaines Avenue
Forest Park, Illinois 60130
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Nancy K. Kleis
850 Des Plaines Avenue
Forest Park, IL 60130

27 280 307

PTN 15-13-303-033-1031

PROPERTY OF COOK COUNTY CLERK'S OFFICE

EXHIBIT A
LEGAL DESCRIPTION

Unit 404 as delineated on the Survey of the following described parcels of real estate:

PARCEL I:
The North 52 feet of Block 5 (except the East 103-1/2 feet thereof) in Dunlop's Addition to Oak Park in the East 1/2 of the Southwest 1/4 of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, except the triangular piece of land, described as follows:

Commencing at the Southwest corner of said above described land; thence running easterly along the Easterly line of Des Plaines Avenue, 26 feet; thence running at right angles from said line in a Southeasterly direction about 48 feet to the South line of said above described line; thence running West along said South line of said land to the place of beginning, in Cook County, Illinois

ALSO

PARCEL II:
That part of Block 5 described as follows: Commencing at a point on the Easterly line of Des Plaines Avenue at its intersection with the South line of North 52.0 feet of said Block 5; thence Northeasterly along said Easterly line of Des Plaines Avenue 26.0 feet; thence Southeasterly perpendicular to said Easterly line of Des Plaines Avenue to a point on the South line of said North 52.0 feet of Block 5; thence East parallel with the North line of the said Block 5 to a point 115.0 feet West of the East line of said Block 5; thence South parallel with the East line of said Block 5; thence South parallel with the East line of said Block 5, 63.0 feet; thence Westerly to a point on the Easterly line of Des Plaines Avenue 74.74 feet Southwesterly of the point of beginning; thence Northeasterly to said point of beginning (excepting from said described property the East 7.0 feet thereof) all in Dunlop's Addition to Oak Park, a Subdivision of the West 1/2 of the Southeast 1/4 and part of the East 1/2 of the Southwest 1/4 of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian

ALSO

PARCEL III:
The South 94 feet of the North 209 feet (except the East 117.75 feet thereof) of Block 5 in Dunlop's Addition to Oak Park in the West 1/2 of the Southeast 1/4 and in that part of the East 1/2 of the Southwest 1/4 lying Southeast of Des Plaines Avenue in Section 13, Township 39 North, Range 12 East of the Third Principal Meridian

ALSO

PARCEL IV:
(Except the East 150 feet) of the South 69 feet of the North 278 feet of Block 5 in Dunlop's Addition to Oak Park in Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, which Survey is attached as Exhibit A to Declaration made by Maywood Proviso State Bank, as Trustee under Trust Agreement, Trust Number 3157 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 22,678,444; together with its undivided 1.4881 percent interest in the common elements as set forth in said Declaration, in Cook County, Illinois.

TLI 193839

27250807

EXHIBIT B

MATTERS TO WHICH THIS CONVEYANCE
IS SUBJECT

Covenants, conditions, and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; 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; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; general taxes for the year 1983 and subsequent years; and installment assessments established pursuant to the Declaration of Condominium which will become due after the date of this deed.

27 280 301

Property of Cook County Clerk's Office

TTL 193838

END OF RECORDED DOCUMENT