

WARRANTY DEED

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Joint Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR, Robert L. Brown, a widower not since remarried
of the City of Evanston County of Cook State of Illinois
for and in consideration of ten and no/100 (\$10.00) DOLLARS.
and other good and valuable consideration in hand paid,
CONVEY^S and WARRANT^S to Donald T. Eggen and Frances A. Eggen, his wife,
(NAMES AND ADDRESS OF GRANTEES)
1409 Rosalie Street, Evanston, Illinois 60201

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:

12.00

SEE ATTACHMENT

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11-18-105-046-1020

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 29 day of June 19 82

Robert L. Brown (Seal) _____ (Seal)

Robert L. Brown

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

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 Robert L. Brown,
widower not since remarried

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 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 2 day of August 1982

Commission expires May 1 1985 Donald W. Hoag

Donald W. Hoag NOTARY PUBLIC

This instrument was prepared by Donald W. Hoag, 500 Davis, #603, Evanston, IL 60201

(NAME AND ADDRESS)

AFFIX RIDERS OR REVENUE STAMPS HERE

I hereby declare that this deed represents a transaction exempt under provisions of
Paragraph (d), Section 4, of the Real Estate Transfer Tax Act.

Donald W. Hoag
Donald W. Hoag

August 2, 1982

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DOCUMENT NUMBER

MAIL TO:

Keith DeLashmuth
(Name)
1603 Orrington Ave
(Address)
Evanston, IL 60201
(City, State and Zip)

ADDRESS OF PROPERTY:
Unit 310, 2025 Sherman Avenue

Evanston, Illinois 60201

THE ABOVE ASSIGNMENT IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

OR

RECORDER'S OFFICE BOX NO. 333

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Unit Number 310 in Sherwood Condominium, as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel):

Lot 'A' of Plat of consolidation of lot 11 and lot 10 (except the South 1.0 feet thereof) in block 4 in Evanston in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to the declaration made by American National Bank and Trust Company of Chicago, a National Banking Association, as trustee under trust agreement dated August 20, 1973 known as Trust Number 32137, recorded in the Office of the Recorder of Cook County, Illinois, as document number 22833853, and filed with the Registrar of Titles of Cook County, Illinois, as document Number LR 2771214; together with an undivided 2.234 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey), in Cook County, Illinois.

11-18-105-046-1020 2025 Sherman Ave., Evanston

SUBJECT TO: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 1982 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessment for improvements heretofore completed; building lines and building and liquor restrictions of records; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; easement over the South 32 feet of the East 25 feet of the land for a perpetual right of way as created by 2 grants made by Robert E. Gonslaves and Grace M. Gonslaves, his wife to 721 Foster Building Corporation, a corporation of Illinois, dated April 7, 1945 and recorded April 13, 1945 as document 13485740, the other, dated May 4, 1945 and recorded May 10, 1945 as document 13504265; grant recorded December 1, 1966 as document 20019103 to the Commonwealth Edison Company and the Illinois Bell Telephone Company, corporations of Illinois, their successors and assigns, of the right, permission and authority to construct, lay, maintain, relocate, renew and remove equipment consisting of underground conduits, cables, above ground transformers and other necessary electrical facilities and to transmit and distribute by means of said equipment electricity to be used for heat, light, power, telephones and other purposes with right of access thereto same for the maintenance thereof; also to trim or remove from time to time such bushes and saplings as may be reasonably required incident to the installation and maintenance of such facilities, in, upon, under and along the following:

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A strip of land 10 feet in width, the North line of which is 5 feet South of the North line of Lot 11 and commencing at the East line of said Lot 11; thence extending West parallel with the said North Line of Lot 11, a distance of 123 feet, thence South at right angles thereto, a distance of 25 feet said lot being a part of property legally described as being Lot 11 and Also Lot 10 (except the South 1 feet thereof) in Block 4 in Evanston, A subdivision in fractional section 18, Township 41 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois and Section 13, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

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Installation lease agreement made by and between Coin Washers Company and Forsite Evanston Building Corporation for a term of years beginning on August 1, 1967 and running continuous for a period of 5 years and all rights thereunder of and all acts done or suffered thereunder by said lessee or by any party claiming by, through or under said lessee; Easement in, upon, under, over and along the South 5 feet of the East 65 feet of the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment, as created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company recorded July 2, 1970 as Document 21200140; terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded August 30, 1974 as document 22833853 and filed September 3, 1974 as document LR 2771214; limitations and conditions imposed by the 'Condominium Property Act.'; easement for ingress and egress and public utilities over the East 10 feet of the land as disclosed by survey.

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