

# UNOFFICIAL COPY

Permanent Real Estate Index Number:  
14-21-101-034-1461

## WARRANTY DEED

THIS DEED, made this eighteenth day of December 1986, by PATRICIA CURRAN LIGHT and JAMES BERGEN CURRAN, hereinafter called the "Grantor," and JOSEPH CURRAN LIGHT, hereinafter called the "Grantee." The Grantor, PATRICIA CURRAN LIGHT, unmarried, of 2140 Kuhio Avenue, Honolulu, Hawaii 96815, and JAMES BERGEN CURRAN, married, of 323 Woodward Drive, Sun Prairie, Wisconsin 53590, are also Joint Trustees under a Declaration of Trust dated May 15, 1984, a living trust governing this property. In recorded documents described in Exhibit "A" attached hereto, the wife of JAMES BERGEN CURRAN waived rights she might have had to this property. Residence and P.O. address of Grantee is 1718 Anapuni St., Honolulu, Hawaii 96822.

### W I T N E S S E T H :

That in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee with full rights of survivorship, his assigns and heirs in fee simple all of those certain premises comprising

Unit 222, in 3950 NORTH LAKE SHORE DRIVE CONDOMINIUM,  
in the County of Cook, State of Illinois,  
more particularly described in Exhibit "A"  
attached hereto and made a part hereof.

TO HAVE AND HOLD unto the Grantee, in fee simple, subject to the Condominium Declaration and By-Laws herein mentioned, and the covenants, conditions and restrictions in said Declaration and in said By-Laws contained, all of which are incorporated herein by reference and made a part hereof; and subject to limitations and conditions imposed by the Condominium Property Act.

AND the Grantor hereby covenants and agrees with the Grantee that the Grantor is lawfully seized in fee simple of the property and rights granted, bargained, sold and conveyed as herein mentioned and have good right to grant, bargain, sell and convey the same in the manner set forth herein; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; and the Grantor will WARRANT AND DEFEND the same unto the Grantee, forever, against the lawful claims and demands of all persons, except as herein set forth.

The Grantee does hereby covenant and agree at all times to observe and perform all of the terms, covenants, conditions and restrictions set forth in said Declaration and in said By-Laws, as the same may from time to time be amended, on the Grantee's part to be observed and performed as and when required to do so.

The conveyances herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee, his heirs, personal representatives, and assigns.

The terms "Grantor" and "Grantee," as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals and their and each of their respective successors, heirs, personal representatives, and assigns, according to the context thereof. These presents are signed by two Grantors and all covenants of such parties shall for all purposes be joint and several.

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. This Warranty Deed shall be construed and enforced in accordance with the laws of the State of Illinois.

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(WARRANTY DEED - Dated Dec. 18 1986. Permanent Real Estate Index # 14-21-101-034-1461)

IN WITNESS WHEREOF, the Grantor and the Grantee have executed these presents on the day and year first above written.

*Patricia Curran Light*

PATRICIA CURRAN LIGHT, Personally As Owner & As Trustee Under Declaration of Trust which was dated May 15, 1984.

*James Bergen Curran 12/19/86*

JAMES BERGEN CURRAN, Personally as Owner & As Trustee Under Declaration of Trust which was dated May 15, 1984.

"GRANTOR"

*Joseph Curran Light*

JOSEPH CURRAN LIGHT

"GRANTEE"

DEPT-01 RECORDING

\$12.00

TR3333 TRAN 2697 12/24/86 13:37:00  
#3874 #A \*-86-617320

COOK COUNTY RECORDER

STATE OF HAWAII )  
COUNTY OF HONOLULU ) ss: HONOLULU

On this 18th day of December 1986, before me personally appeared PATRICIA CURRAN LIGHT and JOSEPH CURRAN LIGHT, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged that they executed the same as their free act and deed.

*Synette J. [Signature]*  
Notary Public, State of Hawaii

My commission expires: 10-7-90

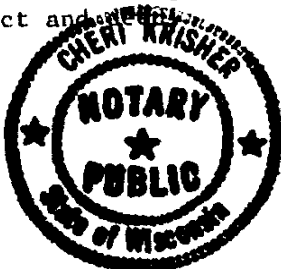
STATE OF WISCONSIN )  
COUNTY OF DANE ) ss: MADISON

WILL CALL

12 12 1986

WILL CALL

On this 19th day of December 1986, before me personally appeared JAMES BERGEN CURRAN, to me known to be the person described in and who executed the foregoing instrument and he acknowledged that he executed the same as his free act and deed.



*Cheri Krisher*  
Notary Public, State of Wisconsin

My commission expires: 11-26-89

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## EXHIBIT "A"

TO WARRANTY DEED DATED DEC. 18, 1986

### Legal Description for Unit 222 3950 North Lake Shore Drive Condominium

#### PARCEL 1:

UNIT NO. 222 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That Part of Lots 10, 11, and 12 in Carson and Chytraus Addition to Chicago, being a Subdivision of Block 1 in Equitable Trust Company's Subdivision in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of the line established by decree entered on September 7, 1906, in Case Number 274470, Circuit Court of Cook County, Illinois, entitled Charles W. Gordon and others against Commissioners of Lincoln Park, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 40420, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24014190; together with an undivided .1190% interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration of Condominium Ownership and survey):

ALSO

#### PARCEL 2:

Easement for the benefit of Parcel 1 as created by the Easement Agreement dated April 23, 1969, recorded April 23, 1969, as Document 20820211 made by and between American National Bank and Trust Company of Chicago, Trust Number 22719, and Exchange National Bank of Chicago, Trust Number 5174, for the purpose of ingress and egress over and across that part of the East 40 feet of vacated Frontier Avenue, as vacated by Ordinance recorded as Document 20816906, lying West of Lots 10, 11 and 12 in Carson and Chytraus Addition to Chicago, aforesaid, which lies North of the South line of Lot 10 extended West and lies South of the North line of Lot 12 extended West, in Cook County, Illinois.

The Grantor also hereby grants to the Grantee, his successors and assigns, as rights and easements appurtenant to the above real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.

This Warranty Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration of Condominium Ownership, the same as though the provisions of said Declaration of Condominium Ownership were recited and stipulated at length herein.

BEING THE SAME PREMISES conveyed to Patricia Curran Light and James Bergen Curran by a Quit Claim Deed dated May 15, 1984 (marked #1) and recorded with the Cook County Recorder of Deeds.

BEING THE SAME PREMISES for which Patricia Curran Light and James Bergen Curran, who, holding title as Joint Tenants, created a Joint Trusteeship on May 15 1984, by executing a Declaration of Trust (marked #2), a living trust, in which they named themselves as Joint Trustees. They released and Quit-Claimed to themselves as Trustees their right, title, and interest in the property via a Quit Claim Deed dated May 15 1984 (marked #3.) In both of the aforementioned documents, the wife of James Bergen Curran waived rights she might have had to this property. According to the terms of the Declaration of Trust dated May 15 1984 aforementioned, the sale of the property constitutes a revocation of the Trust and of the Trusteeship. All of the aforementioned documents were recorded with the Cook County Recorder.

TOGETHER, ALSO WITH all items currently fixed and attached to the premises together with the following, in the unit: heating, ventilating, lighting and plumbing fixtures; attached mirrors; shelving, cabinets; tacked-down carpeting; draperies, refrigerator; range; screens; shades; drapery rods; curtain rods; smoke and security systems and their devices.

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