

UNOFFICIAL COPY

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

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

THOMAS F. KNAPIK & CHONG M. KNAPIK, his wife,
#6 CHRISTOPHER COURT, ROCKVILLE, MD 20853
of the City of Rockville County of

State of Maryland for and in consideration of
TEN AND NO/100 (\$10.00) DOLLARS,
& other good & valuable consideration in hand paid,

CONVEY and WARRANT to

ALFRED W. KEATING and JUNETTE L. KEATING, HIS WIFE
420 SOUTH LINCOLN LANE
ARLINGTON HEIGHTS, IL. 60005

(The Above Space For Recorder's Use Only)

-86-027636

(NAMES AND ADDRESS OF GRANTEES)

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 LEGAL DESCRIPTION ATTACHED

Subject to: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; general taxes for the year 1985/86 and subsequent years.

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.

Permanent Real Estate Index Number(s): 08-08-301-059-1003 & 08-08-301-059-1061

Address(es) of Real Estate: 5400 Carriageway, Unit 103, Rolling Meadows, Illinois

DATED this 31st day of DECEMBER 1985

PLEASE PRINT OR

THOMAS F. KNAPIK

(SEAL)

CHONG M. KNAPIK

(SEAL)

TYPE NAME(S)

BELOW

(SEAL)

(SEAL)

SIGNATURE(S)

State of Maryland

State of Illinois, County of Mendota ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS F. KNAPIK & CHONG M. KNAPIK, his wife

IMPRESS SEAL HERE

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 31st day of December 1985

My Commission Expires July 1, 1989

Commission expires 19

Susan E. Elizabeth O'Neal

NOTARY PUBLIC

MAIL TO

This instrument was prepared by CARLTON W. LOHRENTZ, Attorney
300 E. Northwest Highway, Arlington Heights, Ill. 60004

MAIL TO:

ALFRED W. KEATINGE (Name)

420 S. LINCOLN LANE (Address)

ARLINGTON HEIGHTS, ILL. 60005 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Alfred W. Keating

5400 Carriageway, Unit 103

Rolling Meadows, Ill. 60008

OR

RECORDER'S OFFICE BOX NO.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

-86-027636

UNOFFICIAL COPY

Warranty Deed

NON-PAYABLE TO INDIVIDUAL

TO

TO: [Name]

[Address]

[City, State, Zip]

JAN-21-86

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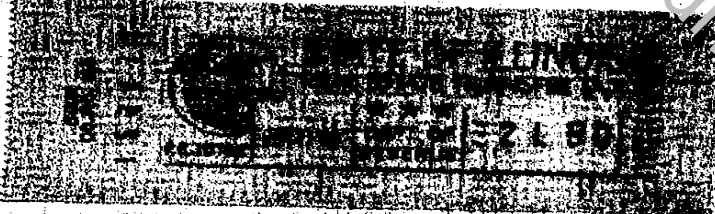
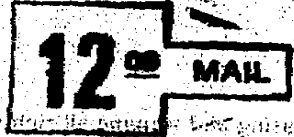
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-88-051039

GEORGE E. COLE
LEGAL FORMS

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 LIST OF DISPOSITIONS ATTACHED



-86-027636

(SEAL) (SEAL)

State of Illinois, County of Cook, in the State of Illinois, DO HEREBY CERTIFY that

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 executed the same for the purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and official seal this [Date] day of [Month], 1986.

Notary Public in and for the State of Illinois, My Commission Expires [Date]

[Signature and Name of Notary]

-88-051039

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LEGAL DESCRIPTION

-86-027636

PARCEL 1:

UNIT No. 103 AND UNIT No. P-10 IN THE CARRIAGE WAY COURT CONDOMINIUM BUILDING No. 5400, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOTS 4 AND 5 OF THREE FOUNTAINS AT PLUM GROVE (ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1968 AS DOCUMENT NUMBER 20543261) BEING A SUBDIVISION IN SECTION 2, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 5 THENCE NORTH 69°58'00" WEST ALONG THE SOUTHERLY LINE OF LOT 5 AFORESAID 183.40 FEET; THENCE NORTH 20°02'00" EAST (AT RIGHT ANGLES THERETO) 35.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°51'04" WEST 281.00 FEET; THENCE NORTH 22°08'56" EAST 93.00 FEET; THENCE SOUTH 67°51'04" EAST 281.00 FEET; THENCE SOUTH 22°08'56" WEST 93.00 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM FOR BUILDING No. 5400 RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT No. 25945971 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CARRIAGE WAY COURT HOMEOWNERS' ASSOCIATION DATED THE 9TH DAY OF JULY 1981, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT No. 25945355, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO AND THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PROPERTY.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN GRANT OF EASEMENTS DATED SEPTEMBER 25, 1968 AND RECORDED OCTOBER 18, 1968 AS DOCUMENT No. 20649594 AND AS CREATED BY DEED FROM THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP, TO ANTHONY R. LICATA DATED NOVEMBER 23, 1979, AND RECORDED JANUARY 3, 1980 AS DOCUMENT No. 25303970 FOR INGRESS AND EGRESS OVER AND ACROSS LOT 2 IN THREE FOUNTAINS AT PLUM GROVE SUBDIVISION IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER THE NORTH 60 FEET OF THAT PART OF LOT 1 FALLING WITHIN THE EAST HALF OF THE WEST HALF OF SECTION 2 AFORESAID FOR THE PURPOSE OF REASONABLE PEDESTRIAN TRAFFIC AS CREATED BY GRANT OF EASEMENT MADE BY HIBBARD, SPENCER BARTLETT TRUST TO THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP, RECORDED JUNE 20, 1969 AS DOCUMENT No. 20877478 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 08-08-301-059-1003 (UNIT 103)
08-08-301-059-1061 (PARKING SPACE P-10)

COMMONLY KNOWN AS: 5400 CARRIAGEWAY, UNIT 103 AND PARKING SPACE P-10, ROLLING MEADOWS, ILLINOIS.

-86-027636

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LEGAL DESCRIPTION

88-052838

PART 11

UNIT NO. 103 AND UNIT NO. 110 IN THE GARLAGE WAY COURT CONDOMINIUM BUILDING NO. 2000 AS BELIEVED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

That part of Lot 2 of First Township at Plum Grove (according to the plat thereon recorded July 8, 1988 as document number 88-052838) being a subdivision in Section 8, Township 4 North, Range 11 East of the Third Principal Meridian, recorded as follows: commencing at the most southerly corner of Lot 2 thence north 60°28'00" west along the southerly line of Lot 2 a distance of 174.00 feet; thence north 20°02'00" east (at right angles thereto) 25.25 feet to the point of beginning; thence north 67°51'04" east 281.00 feet; thence north 23°08'25" east 25.00 feet; thence south 67°51'04" east 281.00 feet; thence south 23°08'25" east 25.00 feet to the place of beginning in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium for Building No. 2000 recorded in the Office of the Cook County Recorder of Deeds as Document No. 88-052838 together with its undivided percentage interest in the common elements.

PART 12

Rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, conditions, restrictions and easements for the Garlage Way Court Condominium Association dated the 31st day of July 1988, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 88-052838, which is incorporated herein by reference thereto and the easements hereby created for the benefit of said remaining property.

PART 13

Easements appurtenant to and for the benefit of Parcel 1 as set forth in Grant of Easements dated September 22, 1988 and recorded October 18, 1988 as Document No. 88-052838 and as created by deed from three founders (East Development Associates), a limited partnership to Attorney K. L. Latta dated November 22, 1988, and recorded January 21, 1989 as Document No. 88-052838 for ingress and egress over and across Lot 2 in three townships at Plum Grove Subdivision in Cook County, Illinois.

PART 14

Easements appurtenant to and for the benefit of Parcel 1 over the portion of Lot 2 that part of Lot 1 called within the east half of the first half of Section 8, Township 4 North, Range 11 East of the Third Principal Meridian as created by Grant of Easement made by Hibbard, Smith & Partners, Limited Partnership, recorded June 20, 1988 as Document No. 88-052838 in Cook County, Illinois.

PREPARED BY: (Name of Surveyor)

88-052838-110 (Parcel No. 110)

COMMONLY KNOWN AS: 2000 GARLAGE WAY, UNIT 103 AND PARKING SPACE P-10, BUILDING 2000, CHICAGO, ILLINOIS.

88-052838