

WARRANT DEED  
Joint Tenancy for Illinois

UNOFFICIAL COPY

86247167

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

1985 JUN 18 AM 10:38

86247167

THIS INDENTURE, Made this 3RD day of June, 1985, between DANIEL R. KUBERA AND PATRICIA L. KUBERA, HIS WIFE of the CITY OF PALATINE in the County of COOK and State of ILLINOIS parties of the first part, and KRIKOR H. TORIAN AND HELEN TORIAN AND KRIKOR Y. KALENJIAN, 706 S. Williams Mt. Prospect, IL

(NAME AND ADDRESS OF GRANTEES)

parties of the second part, WITNESSETH, That the parties of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, convey S

11 00

Above Space For Recorder's Use Only.

and warrant S to the parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate, to-wit:

Parcel 1:

Unit Number X-C7 delineated on the Survey of part of the following described Parcel of Real Estate: The West 334.79 feet of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, lying North of the Center Line of Rand Road, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Covenants and Restrictions for Baldwin Court Condominium made by Midwest Bank and Trust Company, an Illinois Banking Corporation, as Trustee, under Trust Agreement dated October 2, 1972 and known as Trust Number 7210916, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 22368743; together with a percentage of the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amended Declarations as the same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record in the percentages set forth in such amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby in Cook County, Illinois.

also

Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements made by Midwest Bank & Trust Company, as Trustee, under Trust Agreement dated October 2, 1972 and known as Trust Number 7210916 and recorded December 20, 1972 in the Recorder of Deeds of Cook County, Illinois, as Document Number 22163198, all in Cook County, Illinois.

situated in the County of Cook, in the State of Illinois, 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 the above granted premises unto the parties of the second part forever, not in tenancy in common, but in joint tenancy.

\* Subject to: General Taxes for 1985-86 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways easements for private roads; private easements, covenants and restrictions of record as to use and occupancy; party wall rights and agreements.

P.T.I. ~~02-12-200~~ 02-13-200-019-1106 H.W.

1313 Baldwin Court, Palatine, IL

IN WITNESS WHEREOF, the part S of the first part has hereunto set S hand S and seal S the day and year first above written.

Daniel R. Kubera (SEAL)  
DANIEL R. KUBERA

Patricia L. Kubera (SEAL)  
PATRICIA L. KUBERA

Please print or type name(s)  
below signature(s)

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

This instrument was prepared by Martin P. Krawiec 1550 N. Northwest Hwy.

(NAME AND ADDRESS)

Park Ridge, IL 60068

STI 861445C

86247167

# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

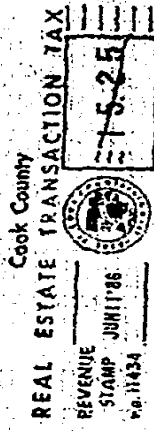
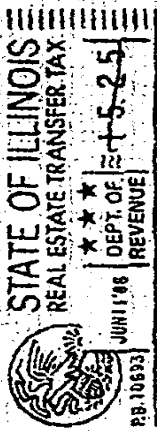
I, MARTIN P. KRAWIEC, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL R. KUBERA AND PATRICIA L. KUBERA, his wife personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and 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 3RD day of JUNE, 19 86.

(Impress Seal Here)

Martin P. Krawiec  
Notary Public

Commission Expires 5-22-87



0 1 9 2 3 5

**Warranty Deed**  
JOINT TENANCY FOR ILLINOIS

TO

ADDRESS OF PROPERTY:

MAIL TO →

MAIL TO:  
DANIEL J. BONIS  
6300 N. RIVER RD, #1314  
ROSEMONT, ILL. 60018

GEORGE E. COLE®  
LEGAL FORMS 29124298