

WARRANT DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

87453400

AM 11:51

87453400

CO. NO. 216

142571



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE

5050

REVENUE

STAMP

5730

DEPT. OF REVENUE

5050

DEPT. OF REVENUE

5050

COOK COUNTY  
87453400  
REAL ESTATE TRANSACTION TAX

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

THE GRANTOR S, James R. Turner, Jr. and  
Carla L. Fallen-Turner, his wife, as  
joint tenants

of the City of Chicago County of Cook  
State of Illinois for and in consideration of  
Ten and no/100 (\$10.00)

DOLLARS,  
in hand paid,

CONVEY and WARRANT to

Richard A. Hart and Barbara J. Hart,  
his wife, 6517 Pawawna Dr., Ft. Wayne,  
Indiana (NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the  
State of Illinois, to wit:

UNIT NO. 3B AND GARAGE NUMBER 10-1 IN THE HYDE PARK BOULEVARD  
CONDOMINIUM AS delineated on a SURVEY OF THE FOLLOWING DESCRIBED REAL  
ESTATE:

LOT 2 IN GREENE'S RESUBDIVISION OF PART OF BLOCK 17 IN LYMAN LARNED  
AND WOODBRIDGES RESUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4  
AND THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP  
38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
THE PLAT THEREOF RECORDED SEPTEMBER 25, 1912 AS DOCUMENT 5049726 IN  
COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 201932901  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
Illinois.

Permanent Real Estate Index Number(s): 20-11-116-026-1006 *9m*

Address(es) of Real Estate: 1136 East Hyde Park Blvd., Unit #3B Chicago, IL  
60615

DATED this 14TH day of AUGUST 1987

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
(SEAL) *Carla L. Fallen-Turner* (SEAL)  
*James R. Turner, Jr.* (SEAL) by *James R. Turner, Jr.* (SEAL)  
James R. Turner, Jr. Carla Fallen-Turner BY JAMES  
R. TURNER, JR. BY POWER OF ATTORNEY

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  
James R. Turner, Jr. ~~was~~ ~~present~~ ~~and~~ ~~known~~ ~~to~~ ~~me~~ ~~to~~ ~~be~~ ~~the~~ ~~same~~ ~~person~~ ~~as~~ ~~the~~ ~~person~~ ~~whose~~ ~~name~~ ~~is~~ ~~subscribed~~  
AND ~~was~~ MARRIED TO CARLA L. FALLEN-TURNER, BY POWER OF ATTORNEY  
personally known to me to be the same person whose names ~~is~~ subscribed  
to the foregoing instrument, appeared before me this day in person, and acknowl-  
edged that ~~he~~ signed, sealed and delivered the said instrument as ~~his~~ 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 14TH day of AUGUST 1987

Commission expires MAY 26 1988 *Clayton B. Miller*  
ROTARY PUBLIC

This instrument was prepared by G. A. Finch, Esq., 820 W. Wolfram St., # E, Chicago,  
IL 60657 (NAME AND ADDRESS)

MAIL TO: Richard A. Hart  
(Name)  
1136 E. Hyde Park Blvd., #3B  
(Address)  
Chicago, IL 60615  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Richard A. Hart  
(Name)  
1136 E. Hyde Park Blvd.  
(Address)  
Chicago, IL 60615  
(City, State and Zip)

14.00

RECORDER'S OFFICE BOX 333 - GG

71-30-830 DF Miller

UNOFFICIAL COPY

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

SPECIAL POWER OF  
ATTORNEY TO SELL  
REALTY

1987 AUG 10  
UNITED STATES OF AMERICA  
STATE OF ILLINOIS  
COUNTY OF COOK  
CITY OF CHICAGO

FROM

CARLA FALLEN-TURNER

TO

POWER OF ATTORNEY

JAMES R. TURNER, JR

BE IT KNOWN, That on the 4<sup>TH</sup> Day of the Month of August in  
the Year of Our Lord one thousand nine hundred and eighty-seven.

BEFORE ME, Wickie Martini, a Notary Public,  
duly commissioned and qualified in and for the State of Illinois  
and City of Chicago, and in the presence of the witnesses herein-  
after named and undersigned:

PERSONALLY CAME AND APPEARED:

Carla Fallen-Turner, who is of the full age of  
majority and is of sound body and mind and who  
declared to me, Notary, that she presently is  
living and residing at 1136 East Hyde Park Blvd.,  
Unit 3B, Chicago, Illinois 60615,

who declared that she by her present name, constitute and appoint  
James R. Turner, her husband, who resides at 1136 East Hyde Park  
Blvd., Unit 3B, Chicago, Illinois 60615, as her attorney and agent  
in fact for her and in her place and stead to do the following:

A. To Sell for her and on her behalf to any person, firm,  
partnership, trustee, or corporation for such price as he deem  
proper and expedient the following described land, or any part

therof: UNIT NO. 3B AND GARAGE NUMBER 10-1 IN THE HYDE PARK BOULEVARD  
CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL  
ESTATE:  
LOT 2 IN GREENE'S RESUBDIVISION OF PART OF BLOCK 17 IN LYMAN LARNED AND  
WOODBRIDGES RESUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 AND THE  
NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED SEPTEMBER 25, 1912 AS DOCUMENT 5049726 IN COOK COUNTY,  
ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF  
CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 20193290, TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

87453400

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B. To sign, execute, acknowledge, and to deliver such deed or deeds of conveyance for the absolute sale and disposal thereof, or any part thereof, with such clause or clauses, covenant or covenants, and agreement or agreements to be therein contained, as he shall deem proper and expedient.

C. To ask for, demand, sue for, collect, cover, and receive all moneys which may become due and owing to me by reason of such conveyance, whether by deed contract, or other instrument.

THE RIGHTS, POWERS, AND AUTHORITY of my attorney in fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on August 6, 1987. Such rights, powers, and authority shall remain in full force and effect thereafter until the above-described property is sold or the running of three months from August 6, 1987, whichever occurs first provided that it shall be subject to revocation at any prior date by written notice given to and received by my attorney in fact, James R. Turner.

THE APPEARER does now declare that the intent of this instrument is that the authority of said James R. Turner is without limit or reserve except as herein specified and that all acts and things done by the agent in furtherance of the above and be and the same are hereby ratified and shall be binding upon appearer to the same extent as if she were personally present and did all of the things done by said agent and signed each and every note and instrument signed by appearer by said agent.

87453400

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452001000

THUS DONE AND PASSED, in my office at 300 W. Grand Avenue  
August 4, 1987, on the day, month and year herein  
written, in the presence of the undersigned competent witnesses, who  
hereunto set their names with the said appearer, and me, Notary,  
after reading of the whole.

WITNESSES:

Christ Snodgrass  
Collette Saddy  
(PRINT NAME)

Donna Woods  
DONNA WOODS  
(PRINT NAME)

APPEARER

Carla L. Fallen-Turner  
Carla Fallen-Turner

87453400

Suscribed and sworn to  
before me this 4  
day of August, 1987

Vickie Martini  
NOTARY PUBLIC

My Commission Expires Mar. 6, 1989

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PAID 1/15/10

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