

UNOFFICIAL COPY

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

NO. 810
February, 1985

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

David Alt, a Bachelor

of the _____ of _____ County of _____
State of Florida for and in consideration of
Ten (10) DOLLARS,
in hand paid,

CONVEY s and WARRANT s to

David M. Ward and Bonnie D. Ward, his wife
N54 W 6025 Portland Street
Cedarburg, Wisconsin 53012

(NAMES AND ADDRESS OF GRANTEE(S))

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 hereto as
Exhibit "A".

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 SEP -4 AM 11:02

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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): 17-10-400-012-1502

Address(es) of Real Estate: 400 East Randolph Street - #1716, Chicago, Illinois

DATED this 28th day of August 1987

PLEASE PRINT OR TYPE NAME(S) BELOW
SIGNATURE(S) David Alt (SEAL) _____ (SEAL)
_____ (SEAL) _____ (SEAL)

Florida
State of Illinois, County of DeKalb ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS
SEAL
HERE

David Alt, a Bachelor
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 acknowl-
edged 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 28th day of August 1987

Commission expires Aug 15 1988 Donald J. Hollowell
NOTARY PUBLIC

This instrument was prepared by R. R. Rios and Assoc, 140 S. Dearborn, Suite 1615
(NAME AND ADDRESS) Chicago, IL 60603

MAIL TO: { David Ward (Name)
400 East Randolph St. - #1716 (Address)
Chicago, Illinois 60601 (City, State and Zip)
169

SEND SUBSEQUENT TAX BILLS TO:

David Ward (Name)
400 East Randolph St. - #1716 (Address)
Chicago, Illinois 60601 (City, State and Zip)

87488115

14⁰⁰

(The Above Space For Recorder's Use Only)

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
230.00
DEPT. OF REVENUE SEP-387
PB 11152

COOK COUNTY
REAL ESTATE TRANSACTION TAX
230.00
DEPT. OF REVENUE SEP-387
PB 11152

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
230.00
DEPT. OF REVENUE SEP-387
PB 11152

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Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

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EXHIBIT "A"

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1716 AS DELINEATED ON SURVEY OF CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1862, AS DOCUMENT NUMBER 18467961, CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST NUMBER 17460, RECORDED MAY 7, 1962, AS DOCUMENT NUMBER 18467558, AND ALSO SUPPLEMENTAL DEED THERETO RECORDED DECEMBER 23, 1964, AS DOCUMENT NUMBER 19341545, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED APRIL 9, 1962, AND KNOWN AS TRUST NUMBER 17460, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22453315 TOGETHER WITH AN UNDIVIDED .06611 PERCENT INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY).

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY GRANT FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 17460 DATED MAY 1, 1962 AND RECORDED MAY 7, 1962 AS DOCUMENT 18467559 AND BY GRANT RECORDED DECEMBER 23, 1964 AS DOCUMENT 19341547 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A. A PERPETUAL EASEMENT FOR ACCESS ROADWAY ON AND ACROSS A STRIP OF LAND BEING A PART OF PARCELS "C" AND "C-A" AS SHOWN ON AND DESCRIBED IN PLAT OF "LAKE FRONT PLAZA" AFORESAID, 25 FEET OF EVEN WIDTH BEING 12.5 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED 152.5 FEET EAST OF THE EAST LINE OF LAKE SHORE DRIVE (FILED BOULEVARD) VIADUCT AS MEASURED ALONG SAID NORTH LINE; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED, A DISTANCE OF 140 FEET TO THE SOUTHERLY PROPERTY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY;

B. A PERPETUAL EASEMENT FOR SANITARY AND STORM SEWERS, WATER MAINS, ELECTRIC POWER LINES AND TELEPHONE LINES ON AND ACROSS THE PREMISES DESCRIBED AS FOLLOWS:

(1) TRACT OF LAND BEING A PART OF PARCELS "C" AND "D" AS SHOWN ON AND DESCRIBED IN PLAT OF "LAKE FRONT PLAZA" AFORESAID DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 25 FEET SOUTH OF THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED AND 6 FEET WEST OF THE EAST LINE OF PARCEL "C"; THENCE NORTH PARALLEL WITH AND 6 FEET WEST OF SAID EAST LINE A DISTANCE OF 232 FEET; THENCE WEST AT A RIGHT ANGLE 62 FEET; THENCE SOUTH AT A RIGHT ANGLE 132 FEET; THENCE WEST AT A RIGHT ANGLE 6 FEET TO THE EAST LINE OF PARCEL "B" A DISTANCE OF 75 FEET TO THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED; THENCE WEST ALONG SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 207 FEET; THENCE SOUTH AT A RIGHT ANGLE 25 FEET; THENCE EAST ALONG A LINE PARALLEL WITH AND 25 FEET SOUTH OF SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 275 FEET TO THE POINT OF BEGINNING;

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(LEGAL DESCRIPTION CONTINUED)

(2) A TRACT OF LAND OF VARYING WIDTHS BEING A PART OF PARCELS "A" AND "E" AS SHOWN ON AND DESCRIBED IN PLAT OF "LAKE FRONT PLAZA". AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID PARCEL "A"; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL "A" A DISTANCE OF 16 FEET; THENCE WEST AT A RIGHT ANGLE 35 FEET 8 INCHES; THENCE NORTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 8 FEET; THENCE SOUTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 69 FEET; THENCE NORTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 8 FEET; THENCE SOUTH AT A RIGHT ANGLE 116 FEET; THENCE WEST AT A RIGHT ANGLE 96 FEET 4 INCHES; THENCE NORTH AT A RIGHT ANGLE 85 FEET; THENCE WEST AT A RIGHT ANGLE 6 FEET; THENCE SOUTH AT A RIGHT ANGLE 85 FEET; THENCE WEST AT A RIGHT ANGLE 90 FEET 8 INCHES; THENCE NORTH AT A RIGHT ANGLE 85 FEET; THENCE WEST AT A RIGHT ANGLE 43 FEET 8 INCHES TO THE EAST LINE OF PARCEL "E"; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 111 FEET; THENCE WEST AT A RIGHT ANGLE 20 FEET; THENCE SOUTH AT A RIGHT ANGLE 119 FEET; THENCE WEST AT A RIGHT ANGLE 95 FEET; THENCE SOUTH AT A RIGHT ANGLE 10 FEET; THENCE EAST AT A RIGHT ANGLE 95 FEET; THENCE SOUTH AT A RIGHT ANGLE 53 FEET; THENCE EAST AT A RIGHT ANGLE 20 FEET TO THE EAST LINE OF SAID PARCEL "E"; THENCE NORTH ALONG SAID EAST LINE 55 FEET TO THE NORTH LINE OF PARCEL "B"; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 363 FEET 4 INCHES TO THE POINT OF BEGINNING;

(3) A STRIP OF LAND BEING A PART OF PARCELS "C" AND "C-1" AS SHOWN ON AND DESCRIBED IN THE PLAT OF "LAKE FRONT PLAZA" OF A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 82 FEET WEST OF THE EAST LINE OF PARCEL "C" AS MEASURED ALONG THE NORTH LINE OF EAST RANDOLPH STREET EXTENDED AND 25 FEET SOUTH OF SAID NORTH LINE; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 88 FEET MORE OR LESS TO THE NORTH BANK OF AN EXISTING SLIP; THENCE 28 FEET OF EVEN WIDTH, BEING 14 FEET ON EACH SIDE OF CENTER LINE, A DISTANCE OF 13 FEET; ALSO A STRIP OF LAND BEING A PART OF SAID PARCELS "C" AND "C-1", 6 FEET OF EVEN WIDTH BEING 3 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 189 FEET WEST OF SAID EAST LINE OF PARCEL "C" AS MEASURED ALONG SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED AND 25 FEET SOUTH OF SAID NORTH LINE; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED A DISTANCE OF 88 FEET, MORE OR LESS TO THE NORTH BANK OF AN EXISTING SLIP; THENCE 20 FEET OF EVEN WIDTH, BEING 10 FEET ON EACH SIDE OF SAID CENTER LINE A DISTANCE OF 10 FEET.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID CREATED BY ARTICLE III, SECTION 3.1 OF SUPPLEMENTAL DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 17460 DATED DECEMBER 15, 1964 AND RECORDED DECEMBER 23, 1964 AS DOCUMENT 19341545 AS FOLLOWS:

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PROBATION DEPARTMENT

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(LEGAL DESCRIPTION CONTINUED)

(1) A PERPETUAL RIGHT IN, OVER AND UPON THE EXCEPTED AND RESERVED PROPERTY AND THE EASEMENT PROPERTY, AND THE PROPERTY ADJACENT THERETO, FOR REASONABLE ACCESS FOR THE CONSTRUCTION MAINTENANCE, REPAIR, RECONSTRUCTION, RELOCATION, RENEWAL, ALTERATIONS, REMOVAL AND INSPECTION OF THE SUPPORTS OF THE IMPROVEMENT, AND OF PIPES AND EQUIPMENT FOR AIR CONDITIONING, CONNECTIONS WITH VIADUCTS, WATER MAIN, SEWERS, HEATING, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY LINES, GROUND LEVEL ACCESS ROAD, OR OTHER FACILITIES, WHICH AT ANY TIME MAY BE SITUATED WITHIN THE AIR RIGHT PROPERTY, THE EXCEPTED AND RESERVED PROPERTY, OR THE EASEMENT PROPERTY OR WHICH MAY BE OTHERWISE UNDER THE RESPONSIBILITY OF GRANTEE, AND GENERALLY FOR THE PURPOSE OF FULFILLING ITS OBLIGATIONS AND EXERCISING ITS RIGHTS UNDER SAID DEED, TOGETHER WITH A PERPETUAL RIGHT OF UNDERLYING AND LATERAL SUPPORT, EITHER NATURAL OR STRUCTURAL, FOR THE SUPPORTS OF THE IMPROVEMENT TO THE EXTENT REQUIRED FOR THE STRUCTURAL SAFETY THEREOF.

(2) PERPETUAL EASEMENTS TO INSTALL, AND TO MAINTAIN SO FAR AS REQUIRED BY LAW OR THE PROVISIONS OF SAID DEED, THE NECESSARY EXPANSION JOINTS, SEWERS, GUTTERS, DOWNSPOUTS, PIPES, EQUIPMENT AND WATERPROOFING TO PROVIDE A SURFACE DRAINAGE FOR THE IMPROVEMENT TO STORM SEWERS CONSTRUCTED WITHIN EASEMENTS PROVIDED FOR IN SAID DEED.

(3) A PERPETUAL EASEMENT TO USE SUCH PARTS OF THE EXCEPTED AND RESERVED PROPERTY, THE EASEMENT PROPERTY AND OTHER PROPERTY OF THE GRANTOR IN WHICH SUPPORTS FOR THE PURPOSE OF SUPPORT OF THE BUILDING ARE LOCATED. THE LOCATION OF SUCH SUPPORTS IS DESCRIBED IN LOTS NUMBER 1 THROUGH 133 OF PLAT OF SURVEY AND THE FACE OF THE PLAT OF SURVEY, WHICH PLAT OF SURVEY WAS RECORDED DECEMBER 10, 1964 AS DOCUMENT 19330409.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID CREATED BY GRANTS FROM ILLINOIS CENTRAL RAILROAD COMPANY DATED MAY 1, 1962 AND RECORDED MAY 7, 1962 AS DOCUMENT 18467559 AND DATED DECEMBER 17, 1964 AND RECORDED DECEMBER 23, 1964 AS DOCUMENT 19341547 FOR REASONABLE ACCESS FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND RECONSTRUCTION, RELOCATION, RENEWAL, ALTERATION, REMOVAL AND INSPECTION OF THE SUPPORTS OF THE VIADUCTS AS DESCRIBED IN SAID INSTRUMENT, IN, OVER AND UPON THE EXCEPTED AND RESERVED PROPERTY AND THE PROPERTY ADJACENT THERETO.

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