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WARRANTY DEED

Statutory (Illinois)

(Individual to Individual)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1987 SEP 14 PM 1:16

87501182

(The Above Space For Recorder's Use Only)

CO. NO. 016

149719

THE GRANTOR S. STEVEN J. SPAYER and KIMBERLY L. SPAYER, his wife,

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 JEFFREY D. FERGUS NEVER MARRIED  
whose address is 253 E. Delaware, 13C, Chicago, IL 60611  
(NAME AND ADDRESS OF GRANTEE)

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

SEE RIDER CONSISTING OF ONE(1) PAGE ATTACHED HERETO  
AND MADE A PART HEREOF.

12.00

MAIL TO:

STATEWIDE TITLE COMPANY  
755 N. QUENTIN ROAD  
PALATINE, IL 60067  
Box 424

Property Index No. 14-17-418-022-1009

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

DATED this 4th day of September 1987

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

Kimberly L. Spayer (Seal) Steven J. Spayer (Seal)  
Kimberly L. Spayer Steven J. Spayer

\_\_\_\_\_  
\_\_\_\_\_  
(Seal) (Seal)

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  
STEVEN J. SPAYER and KIMBERLY L. SPAYER, his wife,

"OFFICIAL SEAL"  
JANINE M. FREEMAN  
Notary Public, State of Illinois  
My Commission Expires Feb. 25, 1991

Personally known to me to be the same person as whose name 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 4th day of September 1987

Commission expires Feb. 25 1991 Janine M. Freeman  
NOTARY PUBLIC

This instrument was prepared by J. R. Rumbaugh, 4950 One 1st National Plaza, Chicago, IL. 60603  
(NAME AND ADDRESS)

MAIL TO: D. V. Moody Jr  
2912 N. Lincoln  
CHICAGO IL 60657  
(Name)  
(Address)  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 424

ADDRESS OF PROPERTY:  
4046 N. Clarendon, Unit 2

Chicago, IL 60613  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:  
\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
\$4.50

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP SEP 1987  
\$4.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE SERVICES  
\$4.50

DOCUMENT NUMBER

TH

507C 1903-87C 105.

Property of Cook County Clerk's Office

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Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

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17501182  
RIDER CONSISTING OF ONE (1) PAGE ATTACHED TO AND MADE A PART OF WARRANTY DEED TO JEFFREY D. FERGUS BY STEVEN J. SPAYER AND KIMBERLY L. SPAYER, HIS WIFE, DATED SEPTEMBER 4, 1987.

## LEGAL DESCRIPTION

UNIT NUMBER 4046-2 IN CLARENDON-CUYLER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 IN HEDGE'S SUBDIVISION OF LOTS 1, 2 AND 4 IN HEDGE'S AND HULBERT'S SUBDIVISION OF THE NORTH 1/2 OF LOT 9 TOGETHER WITH LOTS 1, 2 AND 9 IN HUBERT'S SUBDIVISION OF THE SOUTH 1/2 OF SAID LOT 9 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26274376 TOGETHER WITH ITS UNDIVIDED 7.032 PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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 AFORESAID.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

87501182

## Subject to:

- (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded June 29, 1982 as Document 26274376 as amended from time to time.
- (B) Encroachment of the North East corner of the building located on the land over onto the public way to the north by 0.05 feet as disclosed by survey attached to the Declaration recorded as Document 26174376.
- (C) Also subject to the following: 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; limitations and conditions imposed by the Condominium Property Act; general taxes for the 1987 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

PROPERTY INDEX NO.: 14-17-418-022-1009

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