

WARRANTY DEED
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, LEONARD CROWN GOODMAN, a Bachelor,

of the City of Chicago County of Cook
State of Illinois for and in consideration of

TEN (\$10.00) DOLLARS.
in hand paid.

CONVEY S and WARRANTS to

MARK H. GONZALEZ, a Bachelor, 554 West
Armitage, Chicago, IL, 60614,

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF;

SUBJECT TO EXCEPTIONS SET FORTH IN EXHIBIT "B" ATTACHED HERETO AND MADE
PART HEREOF,

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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): 14-33-129-071

Address(es) of Real Estate: 554 West Armitage, Chicago, IL 60614

DATED this 3rd day of December 1987

Leonard Crown Goodman
(SEAL)

Leonard Crown Goodman

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

(SEAL)

Cook

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

Leonard Crown Goodman, a Bachelor

IMPRESS
SEAL
HERE

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 3rd day of December 1987

Commission expires September 17 1988

Randa M. Egan
NOTARY PUBLIC

This instrument was prepared by Samuel Schlesinger, 222 North LaSalle, Chicago, IL 60601
(NAME AND ADDRESS)

MAIL TO {
GARY S BENSON-ATTN
2615 N. STATE ST
CHICAGO, ILL 60614
CEN. ST. AND 20

SEND SUBSEQUENT TAX BILLS TO
MARK H. GONZALEZ, M.D.
554 West Armitage Ave.
CHICAGO ILL 60614

ATTEN "RIDERS" OR REVENUE STAMPS HERE

85-011-0125

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE DEC 28 '87
675.00

REAL ESTATE TRANSACTION TAX
10 51 12

-87-077259

SEPT-01 RECEIVING \$15.25
TR4444-TRAN 1719 12/29/87 09:21:00
#3890 # D 4-87-677259
COOK COUNTY RECORDER

65212928

15⁰⁰ MAIL

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EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND BEING PART OF THE FOLLOWING DESCRIBED TRACT:

LOTS 25 THROUGH 48 IN BLOCK 2 IN M. REICH'S RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEE'S SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID TRACT, THENCE SOUTH 89 DEGREES, 42 MINUTES, 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT 38.97 FEET TO THE POINT OF BEGINNING, CONTINUING THENCE SOUTH 89 DEGREES, 42 MINUTES, 50 SECONDS EAST ALONG SAID SOUTH LINE. 20.83 FEET; THENCE NORTH 00 DEGREES, 17 MINUTES, 10 SECONDS EAST 62.30 FEET; THENCE DUE WEST 20.83 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 10 SECONDS WEST 62.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO DATED AUGUST 10, 1971 RECORDED SEPTEMBER 17, 1971 AS DOCUMENT 21625497 AND LR 2581830 MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 41100 AND OTHERS AND CREATED BY THE DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 42854 TO JEAN KRIT ANDERSON DATED AUGUST 15, 1972 AND RECORDED MAY 10, 1973 AS DOCUMENT 22320628 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

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SECRET

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EXHIBIT "B"

TITLE EXCEPTIONS:

1. Taxes for the year 1987 and thereafter.
2. Terms, provisions, conditions and limitations of the Ordinance approving the Urban Renewal Plan and the feasibility of relocation for Lincoln Park Project in Urban Renewal Project recorded April 12, 1967 as Document 201007662.
3. Terms, provisions, conditions and limitations of the Ordinance approving Amendment No. 1 to the Urban Renewal Plan for Lincoln Park Project 1 recorded December 6, 1968 as Document 20696306.
4. Covenants, restrictions, terms, provisions, conditions and easements as provided in Declaration of Covenants, Conditions and Restrictions dated August 10, 1971 by LaSalle National Bank as Trustee under Trust Agreement dated July 15, 1971 known as Trust Numbers 41100 and 42854 and recorded September 17, 1971 as Document 21625497 and amended by Documents 26052207 and 26572819.
5. Terms, provisions, conditions, limitations, covenants and restrictions contained in Articles of Incorporation of Walpole Point Owner Association dated November 1, 1971 and recorded November 4, 1971 as Document 21700040.
6. Grant of Easement from LaSalle National Bank, a National Banking Association, as Trustee under Trust Agreement dated July 15, 1971 and known as Trust Number 42854 to the Commonwealth Edison Company and its successors and assigns, an easement for the purpose to install electric facilities in and upon the hereinafter described property.
 - (a) Approximately as shown on Exhibit "A", attached hereto; and
 - (b) Approximately as shown on such drawings as may hereafter be submitted by Company and approved by Owner or Owner's Architect or representative.

Owner shall be responsible for knowledge of the installed location of the facilities.

Owner covenants and agrees that no structure or obstruction shall be installed or constructed over any subsurface facilities, and that no change of the grade of the property over and around any facilities installed hereunder shall be made without the prior written consent of the Company but such consent shall not be withheld with respect to any installation, construction or change of grade which will not interfere with the safety or usefulness of unreasonable restricted access to, or prevent prompt maintenance or repair of Company's facilities. The Company shall have the right to operate, maintain, repair, renew, replace and remove its installed facilities but Owner reserves the right to require the Company to relocate its facilities to alternate mutually agreed upon locations (to be shown on a drawing in accordance with (b) above); provided, however, that Owner shall first pay to the Company the costs and expenses to be incurred by it in connection with such relocation as contained in instrument dated March 20, 1972 and recorded April 28, 1972 as Document 21983864.

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7. Covenants, conditions, restrictions and agreements contained in Quit Claim Deed from the City of Chicago, a municipal corporation, to WGM Associates, a partnership, dated August 9, 1971 and recorded September 17, 1971 as Document 21625494 and filed as Document LR2581835 relating to:

- (a) Use of the land;
- (b) Necessity of approval by the City of Chicago of any changes (in the improvements on the land) which are not in conformity with the Redevelopment Plan (as amended or extended) or which constitute a major change in said improvements or in the utilization of the property; and
- (c) Prohibition of the execution of any agreement, lease, conveyance or other instrument whereby any part of the land is restricted upon the basis of race, creed or color, in the sale, lease or occupancy thereof.

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