

WARRANTY (JEE)
Statutory (LNOI)
(Individual to Individual)

UNOFFICIAL COPY

87099023

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 WILLIAM R. DILLON, JR., a
bachelor
Unit 2A, 6253 West 63rd Street

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

and other good and valuable consideration hand paid,
CONVEY S. and WARRANT S. to RICHARD F. NICKELS
and VICTORIA H. NICKELS, his wife
Unit 2A, 6253 West 63rd St.
Chicago, Ill. 60638 not in Tenancy in Common,
but in JOINT TENANCY,
(NAME AND ADDRESS OF GRANTEE)

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

Unit 2A and G2 in Shelbourne Courts Condominium as delineated on a survey
of the following described real estate: Lots 20, 21, 22, 23 and 24 in
Block 9 in Frederick H. Bartlett's Chicago Highlands Subdivision in the
Northwest 1/4 of Section 20, Township 38 North, Range 13 East of the Third
Principal Meridian in Cook County, Illinois, which survey is attached as
Exhibit "A" to the Declaration of Condominium recorded October 22, 1984 as
document 27303342; together with its undivided percentage interest in the
common elements, in Cook County, Illinois.

Subject to the following, if any: (a) general taxes for 1986/87 and
subsequent years; (b) building lines and building laws and ordinances
(c) zoning laws and ordinances, but only if the present use of the
property is in compliance therewith or is a legal non-conforming use;
visible public and private roads and highways; (e) easements for public
utilities which do not underlie the improvements on the property; (f)
other covenants and restrictions of record which are not violated by the
existing improvements upon this property; (g) party wall rights and
agreements; (h) existing leases or tenancies, if any.

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): 19-20-101-067-1003 & 19-20-101-067-1014

Address(es) of Real Estate: 6253 W. 63rd Street, Chicago, Illinois

DATED this 17th day of February 1987

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

William R. Dillon Jr. (SEAL) _____ (SEAL)
William R. Dillon, Jr.
a bachelor

(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

WILLIAM R. DILLON, JR.

IMPRESS
SEAL
HERE

personally known to me to be the same person whose name _____ subscribe
to the foregoing instrument, appeared before me this day in person, and acknowl
edged that _____ 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 17th day of February 1987

"OFFICIAL SEAL"
ANDREW M. CARTER
Notary Public, State of Illinois
My Commission Expires July 21, 1990

Andrew M. Carter
NOTARY PUBLIC

This instrument was prepared by ANDREW M. CARTER, 800 Roosevelt Rd., Glen Ellyn, Ill.
858-6800 (NAME AND ADDRESS) 60137

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB 18 1987
RB.11472 345.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE FEB 18 1987
RB.11252 345.00

RIDERS OR REVENUE STAMPS HERE

87099023

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP FEB 18 1987
345.00

Arthur R. Piacca
(Name)
6050 S GULSKI
(Address)
Chicago Ill 60639
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Richard F. and Victoria H. Nickels
(Name)
6253 W. 63rd Street
(Address)
Chicago, Illinois 60638
(City, State and Zip)

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

WILLIAM P. DILLON

TO

RICHARD F. NICKELS and

VICTORIA H. NICKELS, his wife

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

87099023

11⁰⁰ MAIL

DEPT-01 RECORDING \$11.25
#4444 TRAN 03/8 02/9/87 14:27:00
#7819 # D #--E- 099023
COOK COUNTY REC'D

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