

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

OFFICIAL COPY
14-33-111-038-2
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1401629-C4/HORNE

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, Jack L. Gelperin, married to
Deosa Gelperin

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten and no/100

87149642

(\$10.00) DOLLARS,
and other good and valuable consider- in hand paid,
CONVEY and WARRANT to ations
Walter Stein, divorced and not since remarried,
515 Belden, Chicago, Illinois 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:

Legal Description attached hereto as Exhibit "A".

Permitted Title Exceptions attached hereto as Exhibit "B".

PROPERTY OF COOK COUNTY CLERK'S OFFICE
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAR 13 1987
675.00
PA 1130

Deosa Gelperin, being the spouse of Jack L. Gelperin, hereby executes this
Warranty Deed solely for the purpose of conveying to the grantee any and all
right, title and interest she may have in the premises.

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): 14-33-111-038

Address(es) of Real Estate: 515 Belden, Chicago, Illinois 60614

DATED this 13th day of March 1987

PLEASE
PRINT OR

Jack L. Gelperin

(SEAL)

Deosa Gelperin

TYPE NAME(S)
BELOW
SIGNATURE(S)

(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
Jack L. Gelperin and Deosa Gelperin

IMPRESS
SEAL
HERE

personally known to me to be the same person s whose names are subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged 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 13th day of March 1987

Commission expires Aug. 2, 1987 Robin Carlucci
NOTARY PUBLIC

This instrument was prepared by ALTHEIMER & GRAY, (JSG), 333 W. Wacker Drive, Chicago,
(NAME AND ADDRESS) IL 60606

MAIL TO: Edward J. FitzSimons
(Name)
30 North LaSalle St., Suite 3232
(Address)
Chicago, Illinois 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Walter Stein
(Name)
515 Belden
(Address)
Chicago, Illinois 60614
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

515 W. Belden Chicago
14-33-111-038

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

87749646

Property of Cook County Clerk's Office

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR19'07 P.B. 11431
67.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE MAR19'07 P.B. 11768
67.50

DEPT-01 RECORDING
114998 TOWN CLERK 03/20/07 10:00:00
\$19.00
COOK COUNTY CLERK
PAISY R. ED. 03/20/07 10:00:00

14⁰⁰ MAIL

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EXHIBIT "A"

PARCEL 1:

THE WEST 16.50 FEET OF THE EAST 33.54 FEET OF THE NORTH 54.14 FEET OF LOTS 43 TO 48 BOTH INCLUSIVE TAKEN AS A TRACT AND

PARCEL 2:

THE WEST 8.50 FEET OF THE EAST 29.79 FEET OF THE SOUTH 20.00 FEET OF LOTS 43 TO 48 BOTH INCLUSIVE, TAKEN AS A TRACT IN BLOCK 1 IN LAY'S SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEE'S SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 DATED MARCH 15, 1967 AND RECORDED MAY 15, 1967 AS DOCUMENT 20137874 SUPPLEMENTED BY DOCUMENT 22212013 RECORDED FEBRUARY 6, 1973 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1966 AND KNOWN AS TRUST NUMBER 24047 TO AND AS CREATED BY THE DEED FROM AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1968 AND KNOWN AS TRUST NUMBER 24047 TO ARTHUR PERRONE AND SHEILA CREIGHTON DATED APRIL 22, 1968 AND RECORDED JUNE 25, 1968 AS DOCUMENT 20530272 FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B" PERMITTED TITLE EXCEPTIONS

1. General taxes for the year 1981 and subsequent taxes and all taxes, special assessment and special taxes levied after April 16, 1982;
2. Rights of all persons claiming by, through or under Purchaser;
3. Party walls and party wall agreements, if any;
4. Building and zoning laws and ordinances;
5. Roads, highways, streets and alleys, if any;
6. Terms, provisions and conditions relating to the easement described at Parcel 3 contained in the instrument creating such easement;
7. Rights of the adjoining owner or owners to the concurrent use of the easement described as Parcel 3;
8. Easements for ingress, egress for public utilities, sewer, water and gas over, under and upon:

The South 5.39 feet (except the East 1.50 feet) of Parcel 1 aforesaid also easements for public utilities over, under and upon:

The North 3.0 feet of Parcel 2 aforesaid, as set forth in the Declaration of Easements and Exhibit "1" dated January 11, 1968 and recorded January 22, 1968 as Document No. 20384870 made by The American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 28, 1966 and known as Trust No. 24047.

9. An easement and right of way, reserved over, under and across for the laying, constructing, maintaining, repairing, replacing or renewing of sewers, or gas, electricity, telephone and water connections necessary or required, to provide adequate sewer disposal, gas, electricity, telephone and water facilities to the dwellings, as set forth in the Declaration recorded as document 20384870;

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10. Easements for facilities of any kind presently existing or hereafter installed, designed for common use of two or more of the Parcels described in the Declaration recorded as document 20384870;
11. Party walls and party wall rights along the East and West lines of Parcel 1;
12. Covenants and restrictions contained in the declaration recorded as document 20384870, relating to character and location of buildings and party walls, cost, maintenance, repair and replacement of party walls, common roof and gutter system, outside painting and decorating and no exterior structures, entrances or additions or additional buildings shall be built upon the land and also relating to drain and water systems and water connections.

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2025-01-14