

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

1988 SEP 21 AM 9:00

88431428

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 GRANTORS, JOHN M. GOENSE and  
PATRICIA A. GOENSE, his wife,

of the City of Chicago County of Cook  
State of Illinois for and in consideration of  
TEN AND NO/100THS----- (\$10.00)----- DOLLARS,  
to them in hand paid,

CONVEY and WARRANT to  
ROBERT P. LEROY & FLORENCE LEROY, his wife,  
of Unit 11A, 3800 North Lake Shore Drive,  
Chicago, Illinois 60613

(The Above Space For Recipients Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate in the  
County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ON ATTACHED RIDER

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
900.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
732.00

048591  
REVENUE STAMP  
SEP 21 1988  
Cook County  
REAL ESTATE TRANSACTION TAX  
108.75

Subject to: general real estate taxes for 1988 and subsequent years, Declaration of Condominium, as amended, covenants, conditions and restrictions of record, private, public and utility easements, limitations and conditions imposed by the Condominium Property Act.

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): 17-03-107-010-1063

Address(es) of Real Estate: Unit 11C, 1310 N. Ritchie Ct., Chicago, IL 60610

DATED this 16<sup>th</sup> day of September 1988.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
John M. Goense (SEAL) Patricia A. Goense (SEAL)  
JOHN M. GOENSE PATRICIA A. GOENSE

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 JOHN M. GOENSE and PATRICIA A. GOENSE, his wife,

personally known to me to be the same persons whose names 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 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 16<sup>th</sup> day of September 1988

Commission expires 19 Thomas C. Strachan  
NOTARY PUBLIC

This instrument was prepared by 3 First National Plaza, Chicago, IL 60602  
(NAME AND ADDRESS)

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
5780110875  
DEPT. OF REVENUE  
SEP 21 1988  
19101  
79414  
COOK CO. NO. 016

88431428

MAIL TO: { WILLIAM DI GIOIA (Name)  
3916 North Oriole (Address)  
Chicago, Illinois 60634 (City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO:  
ROBERT P. LEROY (Name)  
Unit 11C (Address)  
1310 N. Ritchie Court  
Chicago, Illinois 60610 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 15

554825.23345

UNOFFICIAL COPY

Warranty Deed

JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

2011/11/12

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88431428

## LEGAL DESCRIPTION

UNIT 11C, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS 'PARCEL'):

THE NORTH 20.16 FEET OF LOT 3, ALL OF LOTS 4 AND 5, LOT 6 (EXCEPT THAT PART OF SAID LOT 6 LYING NORTH OF A LINE DRAWN WESTERLY FROM A POINT ON THE EAST LINE OF SAID LOT 6, 3.85 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6 TO A POINT ON THE WEST LINE OF SAID LOT 6, 3.68 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 6), ALL OF LOTS 10, 11, 12 AND LOT 13 (EXCEPT THAT PART OF SAID LOT 13 DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, RUNNING THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 13, SAID LINE BEING ALSO THE EASTERLY LINE OF ASTOR STREET, A DISTANCE OF 29.87 FEET; THENCE EAST A DISTANCE OF 74.75 FEET TO THE EASTERLY LINE OF SAID LOT 13, AT A POINT 29.77 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 29.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 73.14 FEET, TO THE POINT OF BEGINNING) ALL IN BLOCK 3 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 4, 1971 AND KNOWN AS TRUST NUMBER 76135, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON JUNE 8, 1972, AS DOCUMENT NUMBER 21,931,482, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Recorder's Office  
88431428

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ESB/CC/2024