

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

UNOFFICIAL COPY

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88449432

THE GRANTORS, David S. Mejia and Kathy Morris Mejia, his wife, Unit No. 1, 714 Fullerton Parkway,

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten (\$10.00) DOLLARS,
and other valuable consideration in hand paid,
CONVEY and WARRANT to Santiago A. Mendoza and Roseanne Mendoza, his wife,
1255 N. Sandburg Terrace, Chicago, IL 60610

DEPT-01

\$12.25

TR4444 TRAN 2577 09/29/88 15:33:00

#6749 # 13 # 33-449432

COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

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

See Legal Description and Subject to clause attached hereto made a part hereof as Exhibit "A"

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
\$1570.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
\$105.00

Cook County
REAL ESTATE TRANSACTION TAX
\$105.00

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

Permanent Real Estate Index Number(s): 14-28-312-086-1001 & 14-28-312-086-1002

Address(es) of Real Estate: Unit No. 1, 714 Fullerton Pkwy., Chicago, IL

DATED this 26th day of September 1988
David S. Mejia (SEAL) Kathy Morris Mejia (SEAL)
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

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 David S. Mejia and Kathy Morris Mejia, his wife,

personally known to me to be the same person as whose name is 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 26th day of September 1988
Commission expires April 29 1992
NOTARY PUBLIC

This instrument was prepared by Paul R. Diamond, Hollob & Coff, 55 E. Monroe, Suite 4100, Chicago, Illinois 60603

MAIL TO { ALEXANDRA PAVICH (Name)
2153 N. Racine (Address)
Chicago, IL 60614 (City, State and Zip)
SEND SUBSEQUENT TAX BILLS TO Santiago Mendoza (Name)
714 Fullerton Pkwy (Address)
Chicago IL 60614 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO

\$12.25

INV 19263 (1082) MO

AFFIX "RIDERS" OR RI

88449432

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Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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EXHIBIT "A"

Parcel 1:

LEGAL DESCRIPTION

Unit G-714, and Unit I-714 in 714 West Fullerton Condominium, as delineated on Survey of the following described Real Estate:

That part of Lots 95 and 96 taken as one tract described as follows:

Commencing at a point on the South Line of said tract 25.53 feet West of the South East corner thereof thence North along a line parallel with the East Line of said tract 76 feet, thence West along a line parallel with the South Line of said tract 5.17 feet thence North along a line parallel with the East Line of said tract 36 feet thence West along a line parallel with the South Line of said tract 3.50 feet thence North along a line parallel with the East Line of said tract 28 feet more or less to a point in the North Line of said tract, thence East along said North Line 34.20 feet of the North East corner of said tract thence South along the East Line of said tract 140 feet more or less to the South East corner thereof thence West along the South Line of said tract to the place of beginning in Davis Subdivision of the South 836 feet of Out Lot "F" in Wrightwood, a Subdivision of the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded November 5, 1985 as Document 85268483 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easement for right of way in and over the easement walk located on the following described property as granted in an Easement Agreement recorded November 16, 1949 as Document 14677179:

That part of Lots 95 and 96 taken as one tract, described as follows:

Commencing at a point on the South Line of said tract, 25.53 feet West of the South East corner thereof; thence North along a line parallel with the East Line of said tract, 76.0 feet; thence West along a line parallel with the South Line of said tract, 5.17 feet; thence North along a line parallel with the East Line of said tract 36.0 feet; thence West along a line parallel with the South Line of said tract, 3.50 feet; thence North along a line parallel with the East Line of said tract, 28.0 feet, more or less to a point in the North Line of said tract; thence East along said North Line, 15, 85 feet more or less to the North West corner of said tract; thence South along the West Line of said tract, 140.0 feet, more or less, to the South West corner thereof; thence East along the South Line of said tract 24.53 feet, more or less to the place of beginning, all in Davis' Subdivision of the South 836.0 feet of Lot "F" in Wrightwood, a Subdivision of the South West 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Exclusive right to the use of indoor parking garage P-1, a limited common element, by delineated on Survey aforesaid recorded November 5, 1985 as Document 85268483.

Subject to the following, if any: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; (c) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; (d) roads and highways; (e) party wall rights and agreements; (f) existing leases and tenancies; (g) limitations and conditions imposed by the Condominium Property Act; (h) special taxes or assessments for improvements not yet completed; (i) unconfirmed special taxes or assessments; (j) general taxes for the year 1987-1988 and subsequent years; and, (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

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