

UNOFFICIAL COPY

Warranty Deed

JOINT TENANCY
REVENUE TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

COOK COUNTY ILLINOIS
FILED FOR RECORD
1988 SEP 29 PM 3:00

88449296

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

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE
PD. 11193

58.50

0067 018
00697



STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
70.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STATE SEP 29 88
70.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
SEP 29 88
99.00

88449296

THE GRANTOR

Mark S. Schiffer and Isabel Baker Schiffer,
his wife

of the City of Crystal / Lake County of McHenry
State of Illinois for and in consideration of
Ten and 00/100ths DOLLARS,
and other good and valuable consideration in hand paid,

CONVEY and WARRANT to
J. Peter Dell, III and Judith L. McCoy
1255 N. Sandburg, Unit 2712
Chicago, Illinois 60610

88449296

13.00

(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 attached Exhibit A for Legal Description.

SUBJECT TO: covenants, conditions and restrictions of record; terms,
provisions, covenants and conditions of the Declaration of Condominium
and all amendments thereto; private, public and utility easements including
any easements established by or implied from the Declaration of Condominium
or amendments thereto; roads and highways; party wall rights and agreements;
existing leases and tenancies; limitations and conditions imposed by the
Condominium Property Act; special taxes or assessments for improvements not
yet completed; unconfirmed special taxes or assessments; general taxes for
the year 1987 and subsequent years; installments due after the date of
closing of assessments established pursuant to the Declaration of Condominium.

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): 14-28-206-005-1322

Address(es) of Real Estate: 340 Diversey Pkwy., Unit 2019, Chicago, IL 60657

DATED this 23rd day of September 1988

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

Mark S. Schiffer (SEAL) Isabel Baker Schiffer (SEAL)
Mark S. Schiffer Isabel Baker Schiffer
(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
Mark S. Schiffer and Isabel Baker Schiffer, his wife

IMPRESS
SEAL
HERE

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 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 seal, this 28th day of September 1988

Commissioner KATHLEEN A. RUMARCYK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES JAN 24, 1992
19 Kathleen A. Rumarczyk
NOTARY PUBLIC

This instrument was prepared by James E. Matanky, Much Shelist Freed Denenberg Ament &
Eiger, P.C., 200 N. LaSalle St., Suite 2100, Chicago, IL 60601

MAIL TO: Law Offices of Harry C. Oswald
(Name)
2107 W. Pensacola Ave
(Address)
Chgo. IL 60618
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
J. Peter Dell, III
(Name)
340 Diversey Pkwy., Unit 2019
(Address)
Chicago, IL 60657
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 333 - GG

Handed by 71-91-336

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PARCEL 1:

UNIT NO. 2019 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOT 6 IN THE ASSESSOR'S DIVISION OF LOTS 1 7 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY); ALSO THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE), ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND THE NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23400566. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN DECLARATION AND SURVEY)

ALSO

PARCEL 2:

EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL TOGETHER WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956, AND RECORDED JUNE 17, 1957, AS DOCUMENT NUMBER 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG THE BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 2/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER LINE OF SAID NORTH COMMONWEALTH AVENUE) IN COOK COUNTY, ILLINOIS.

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