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12.00

WARRANTY DEED A.L.F. No. 2810
Joint Tenancy Illinois Statutory December 1973
(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR James Dremonas and Peter Dremonas

of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten & 00/100 (\$10.00) DOLLARS.
and other good and valuable consideration in hand paid,
CONVEY and WARRANT to A. Nick Seabrook and Gloria Seabrook

of the City of Chicago County of Cook State of Illinois
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

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 NOV 16 PM 2:01

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Exempt under provisions of Paragraph 1, Section 4,
Real Estate Transfer Tax Act.

11-2-88
Date

Thomson
Buyer, Seller or Representative

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.

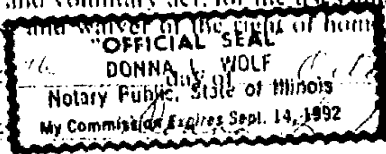
DATED this 15th day of October 1988

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
James Dremonas (Seal)
Peter Dremonas (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
James Dremonas and Peter Dremonas
personally known to me to be the same person whose name
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that he signed, sealed and delivered the said instrument
as a 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 15th day of October 1988

Commission expires Sept. 14 1992 My Commission Expires Sept. 14, 1992



This instrument was prepared by Arthur Stamas, 321 N. Clark, Suite 3050, Chicago, IL
name address city zip 60610

MAIL TO: ARTHUR E. STAMAS
ATTORNEY AT LAW
321 N. CLARK, SUITE 3050
CHICAGO, ILLINOIS 60610
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO

If space is insufficient*
use reverse side

COOK 333

ADDRESS OF PROPERTY AND GRANTEE
5545-47 West North Avenue
Chicago, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO:

A. NICK SEABROOK
5545 W North Ave
Chicago, IL 60639
American Legal Forms & Office Supply Company
Chicago-372-1922

AFFIX RIDERS OR REVENUE STAMPS HERE

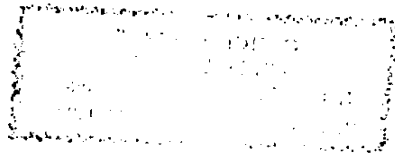
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Property of Cook County Clerk's Office



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ATTACHMENT TO WARRANTY DEED

Lots 1 and 2 in Block 4 in Keeney's Highland addition to Austin, being a subdivision of the north 1/2 of the north west 1/4 of the north west 1/4 of Section 4, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO:

As part of the consideration for the execution of this deed, grantees, their heirs or assigns shall not sell the premises herein conveyed without notifying James Dremonas and Peter Dremonas in writing, return receipt requested, of their desire to sell and of the price offered for the premises and the person making such offer and James Dremonas and Peter Dremonas, their heirs and assigns, individually or collectively, shall have the exclusive option to buy the premises at that price for a period of 180 days from the date of receipt of such notice. If the sales price exceeds Ninety-Five Thousand Dollars (\$95,000.00), grantee or his heirs shall forward that sum over Ninety-Five Thousand Dollars (\$95,000.00) to James and Peter Dremonas immediately after the closing of the transaction.

As further consideration, grantees shall not assign on behalf of creditors, mortgage or cause a lien to be filed on the premises for or in any sum over Eighty-Five Thousand Dollars (\$85,000.00) or lease the premises for longer than five (5) years at a time including options so long as this agreement is in effect. Should grantee violate any of the provisions of this agreement, this conveyance shall be null and void, and the title to the property shall revert to and be vested in grantor, his heirs or assigns.

Unless sooner terminated, the above agreement shall terminate thirty-nine (39) years from the date of this deed.

As further consideration, grantees, their heirs, personal representatives, successors and assigns, for a period of twenty-one (21) years, shall not sell, give, convey or in any fashion deal with fruits and vegetables, groceries, liquor and meats on the premises. Should grantee violate any of the provisions of this agreement, this conveyance shall be null and void, and the title to the property shall revert to and be vested in grantor, his heirs or assigns.

PIN 16-04-100-008
16-04-100-009

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