

UNOFFICIAL COPY 14

WARRANTY DEED - JOINT TENANCY

D.U.S.I

GRANTOR(S), ANTON GEORGE FLORIAN, JR. of DEERFIELD in the County of LAKE in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), JOHN M. RAMIREZ, A SINGLE PERSON and MICHAEL R. DURR, A SINGLE PERSON OF * of WHEELING in the County of COOK in the State of Illinois, not in TENANCY IN COMMON, but in JOINT TENANCY, the following described real estate:

88146414

*575 Greystone,

=== For Recorder's Use ===

(See Legal Description attached)

Permanent Tax No: 03-03-100-054-1050
 Known As: 1020 BOXWOOD COURT C-2, WHEELING IL 60090

SUBJECT TO: (1) Real estate taxes for the year 1987 and subsequent years; (2) Covenants, conditions, restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances; (4) Building lines and building and liquor restrictions of record; (5) public utility easements; (6) public roads and highways; (7) easements for private roads; (8) private easements, covenants and restrictions as to use and occupancy; (9) party wall rights & agreements, hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois. To Have and to Hold, the above granted premises unto the said Grantees forever, not in TENANCY IN COMMON but in JOINT TENANCY.

Dated: *March 10, 1988*

Anton George Florian, Jr.
 ANTON GEORGE FLORIAN, JR.

88146414

STATE OF ILLINOIS

DU PAGE COUNTY

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ANTON GEORGE FLORIAN, JR. 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 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 notary seal, this *12th* day of

April, 1988

Richard C. Chazy Notary Public

My commission expires *4/21/89*

Prepared By: LEIGH R. PIETSCH, 2100 MANCHESTER ROAD, SUITE 615, WHEATON, IL 60187
 Tax Bill to: JOHN M. RAMIREZ
 1020 BOXWOOD COURT C-2, WHEELING IL 60090
 Return to : ALFRED D. STAVROS
 350 E. DUNDEE SUITE 206, WHEELING IL 60090



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LEGAL DESCRIPTION:

UNIT NO. 1-2-10-R-C-2 TOGETHER WITH A PERPETUAL AN EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G-1-2-10-R-C-2 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MC HENRY ROAD, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), A PORTION OF WHICH DEVELOPMENT PARCEL IS DESCRIBED AS BEING LEXINGTON COMMONS UNIT I SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28TH, 1978 AS DOCUMENT 24 557 904, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30TH, 1977, AND KNOWN AS TRUST NUMBER 22718, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 11TH, 1978 AS DOCUMENT NO. 24 759 029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION. AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY. TRUSTEE ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND TRUSTEE RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

88146414

Cook County Clerk's Office

APR 8 1988

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