

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

UNOFFICIAL COPY

89563871

(The Above Space For Recorder's Use Only)

COCK CO. NO. 018

77325



STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE 18.50

COOK COUNTY REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE 0.25

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE 138.75

DEPT. OF REVENUE 138.75

DEPT. OF REVENUE 138.75

DOCUMENT NUMBER 89563871

THE GRANTOR, Addie B. Turner, married to James Turner

of the City of Overland County of St. Louis State of Missouri for and in consideration of Ten and no/100 (\$10.00) DOLLARS in hand paid,

CONVEY S and WARRANT S to Larry Bady, 1311 N. Lorel St.,

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 Rider on Reverse Side Hereof and Made a Part Hereof.

72-22601-D-392

PROPERTY OF COOK COUNTY ILLINOIS NOV 27 2 45 89563871

Address of property: 4026-28 S. Calumet, Chicago, IL 60653. PIN: 20-03-110-020. This is not homestead property.

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 November 1989

(Seal) Addie B. Turner (Seal)

(Seal) 1400 (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 Addie B. Turner, married to James Turner,

personally known to me to be the same person whose name is Charles B. Bernstein, appeared before me this day in person, and he has signed, sealed and delivered the said instrument 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 November 1989. Commission expires March 17, 1991. Charles B. Bernstein NOTARY PUBLIC

MAIL TO: Larry Bady (Name) 1311 N. Lorel St. (Address) Chicago, IL 60651 (City, State and Zip)

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

ADDRESS OF PROPERTY: 4026-28 S. Calumet Chicago, IL 60653 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Larry Bady 1311 N. Lorel St. Chicago, IL 60651

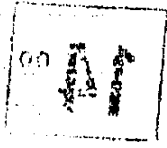
# UNOFFICIAL COPY

RIDER ON REVERSE SIDE OF AND MADE A PART OF WARRANTY DEED DATED November 15, 1989, FROM ADDIE B. TURNER, GRANTOR, TO LARRY B. ADY, GRANTEE.

Lot 105 (Except the North 20 Feet thereof) all of Lot 106 and the North 10 Feet of Lot 107 in Circuit Court Partition of the East 1/2 of the North East 1/4 of the North West 1/4 of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian (Except that part thereof taken for Grand Boulevard) in Cook County, Illinois.

Subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies (as listed in Schedule A attached); (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) mortgage or trust deed specified below, if any; (h) general taxes for the year 1989 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s); (i) party wall rights of owners of adjoining land; (j) easement for light, air, and passageway over and upon the North 1.5 foot of land for the benefit of the owners and occupants of the premises North and adjoining; (k) possible encroachment of fence used in connection with land over on premises North and adjoining about 2 feet; (l) proceedings pending in case 87ML-407520 on a complaint filed November 23, 1987, made by City of Chicago against Gladys Wilkins-Hampton, and others for building violation, receiver and demolition; (m) Lis pendens recorded November 23, 1987, as document 87624559.

RECEIVED  
CLERK OF CHICAGO  
NOV 23 1989



Clerk's Office

89563871

RECORDED