

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

February, 1965

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89589981

THE GRANTOR

JOHN J. MOREAU AND JUNE I. MOREAU,
HIS WIFE
of the VILLAGE of PALATINE County of COOK
State of ILLINOIS for and in consideration of
TEN AND NO/100----- DOLLARS,
10.00----- in hand paid,

DEPT-01 RECORDING \$14.25
783333 TRAN 3509 12/11/89 11:31:00
43356 + C * -89-589981
COOK COUNTY RECORDER

CONVEY and WARRANT to
JAMES L. FRITTS AND MARY C. FRITTS,
HIS WIFE

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES)

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 ATTACHED AND MADE PART HEREOF

UNIT 401 IN SAN THOMAS CONDOMINIUM, AS DELINEATED ON SURVEY, OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL": THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHTS ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER, 282.96 FEET; (THE SOUTH LINE OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 167.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 27.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE 59.17; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23448135, TOGETHER WITH AN UNDIVIDED 1.272 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY). ALSO: ALL 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 THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

PERMANENT INDEX NUMBER: 02-12-200-021-1007

COMMONLY KNOWN AS: 1243 BALDWIN LANE, PALATINE, ILLINOIS unit 401

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 JOHN J. MOREAU AND JUNE I. MOREAU, HIS WIFE

"OFFICIAL SEAL" PENNY CEPHEL Notary Public, State of Illinois My Commission Expires 8/19/90 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 thereon set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of December, 1990
Commission expires 8/19 1990
Penny Cephel
NOTARY PUBLIC

This instrument was prepared by Edward G. Wells 132 S. Northwest Hwy. Palatine 60067

MAR TO { James L. Fritts
1019 Chicago Ave
Dyer, IL 61021
City, State and Zip

89-589981
MEMORANDUM TAX DUE TO
James L. Fritts
1019 Chicago Ave
Dyer, IL 61021
City, State and Zip

1425

89-41058 (not 324)

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89-589981

This instrument was prepared by Edward G. Wells 132 S. Northwest Hwy. Palatine 60067

Commission expires 8/19 1990
Given under my hand and official seal this 15th day of December 1989

PERSONALITY KNOWN TO ME TO BE THE SAME PERSON AS WHOSE NAME I AM 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 OWN AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

JOHN J. MOREAU AND JUNE I. MOREAU, HIS WIFE
State of Illinois, County of COOK
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

PLEASE PRINT OR TYPE NAME(S)
JOHN J. MOREAU
JUNE I. MOREAU
DATED this 15th day of December 1989

Permanent Real Estate Index Number(s): 02-12-200-021-1007
Address(es) of Real Estate: 1243 BALDWIN LANE, PALATINE, ILLINOIS

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.

ATTN: RIDERS OR REVIEW STAMPS HERE

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89-41052 A and 22d

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