

WARRANTY DEED
Joint Tenancy of
State of ILLINOIS
(Individual to Individual)

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, VIRGINIA BRUNER, a widow and surviving joint tenant of SARA DOUGHERTY, Deceased

59186768

of the city of Chicago County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS,

CONVEY and WARRANT to VIRGINIA BRUNER, a widow, and WILLIAM BRUNER, a bachelor of 7707 W. Irving Park Road, Chicago, Illinois

(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 ATTACHED

I hereby declare that this Deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by Paragraph "E" of section 200.1-2B6 of said ordinance.

LeRoy A. Grotto 4/19/89
LeROY A. GROTTO,
Representative

Exempt under provision of Paragraph e, Section 4
Real Estate Transfer Tax Act
4/19/89 LeRoy A. Grotto
Date Buyer, Signer, 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.

Permanent Real Estate Index Number(s): 12-24-100-003

Address(es) of Real Estate: 7707 W. Irving Park Road, Chicago, Il. 60634

DATED this 19th day of April 1989

PLEASE PRINT OR SIGNATURE(S) (SEAL) VIRGINIA BRUNER (SEAL)
TYPE NAME(S) BELOW (SEAL) (SEAL)
SIGNATURE(S)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VIRGINIA BRUNER, a widow and surviving joint tenant of SARAH DOUGHERTY, Deceased

OFFICIAL SEAL
LeRoy A. Grotto personally known to me to be the same person whose name is subscribed NOTARY PUBLIC STATE OF ILLINOIS foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as HER 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 19th day of April 1989

Commission expires Oct. 10 1991 LeRoy A. Grotto NOTARY PUBLIC

This instrument was prepared by LeRoy A. Grotto, 800 B Roosevelt Rd., Glen Ellyn, Il. 60137

Solb & Grotto, Ltd.
800 B Roosevelt Rd.
Glen Ellyn, Il. 60137

89186768
Virginia Bruner
7707 W. Irving Park Rd.
Chicago, Il. 60634

OR RECORDER'S OFFICE BOX NO

1325

ATTN "RIDERS" OR REVENUE STAMPS HERE

89186768

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Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

89180768

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Unit No. 107 in IRVING PARK TERRACE CONDOMINIUM, as delineated on a survey of the following described real estate:

The South 200 feet of the North 233 feet of the East 200 feet of the following described land:

Commencing at the Northwest corner of Section 24, Township 40 North, Range 12 East of the Third Principal Meridian, running thence East along the North line of said section 2047.60 feet; thence running South to a point in the South line of the Northwest 1/4 of said section 2067.10 feet East of the West line of said Quarter; thence West to the West line of said Northwest 1/4; thence North along the West line of said Northwest 1/4 to the point of beginning (except therefrom the North 120 Rods of the West 6-2/3 Rods, also excepting a strip of land 66 feet wide lying northerly of and adjacent to the Indian Boundary line and also excepting that part of the Northwest 1/4 lying South of the Indian Boundary line), in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 20, 1985, as Document No. 85-333516, together with its undivided interest in the common elements.

Parking space No. 2 is hereby assigned to the grantee herein for the benefit of the unit conveyed to said grantee.

Grantor also hereby grants to the grantee, its 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 Declaration of Condominium, aforesaid, said grantor reserves to itself, forth in said Declaration for the benefit of the remaining property described herein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Real Estate Index No. 12-24-100-003

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