

UNOFFICIAL COPY

WARRANT / DEED

ON

Statutory (ILLINOIS)

(Individual to Individual)

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 GRANTORS

DIONICIO G. GARCIA and NENITA S. GARCIA, Husband and Wife

89274332

of the City of Wheaton County of Du Page State of Illinois for and in consideration of TEN AND 20/100 DOLLARS.

in hand paid.

CONVEY ^S and WARRANT ^S to JOHN J. BALESTER and LONNIE D. JENKINS 777 N. Michigan Avenue-Unit 2501 Chicago, Illinois 60610

(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:

UNIT NUMBER 2503 IN 777 NORTH MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON SURVEY OF LOTS 1 TO 8, BOTH INCLUSIVE, IN WINSTON'S PINE STREET SUBDIVISION OF PART OF BLOCK 54 IN KINZIE'S ADDITION TO CHICAGO ACCORDING TO THE MAY OF SAID SUBDIVISION RECORDED MARCH 18, 1890 AS DOCUMENT 1,236,447 IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND ALSO: THE NORTH 8 FEET OF THAT PART OF LOT "A" IN LILL'S CHICAGO BREWERY COMPANY'S SUBDIVISION OF BLOCK 54 IN KINZIE'S ADDITION TO CHICAGO, AFORESAID, WHICH LIES SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 8 AND WEST OF THE EAST LINE EXTENDED SOUTH OF SAID LOT 1 TO 8, BOTH INCLUSIVE, IN WINSTON'S PINE STREET SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT KNOWN AS TRUST NO. 777, RECORDED AS DOCUMENT 24,159,127, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY).

89274332

Subject only to the following "permitted exceptions" if any, none of which shall impair the use of the property as a residence: General real estate taxes not due and payable as of closing date; Special Assessments confirmed after contract date; Building, building line and use or occupancy restrictions, conditions and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

BY ORIGINAL STAMPS HERE

CITY OF CHICAGO
REAL ESTATE TRANSACTIONS
DEPT. OF REVENUE MAT 1000
408.75
RECORDS

PLANE PRINTOR DIONICIO G. GARCIA
TYPE NAME(S) BELOW NENITA S. GARCIA (SEAL)
SIGNATURE(S) (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

DIONICIO G. GARCIA and NENITA S. GARCIA, Husband and Wife

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 official seal this 5th day of June 1984
Commission expires EDITH J. BROWN
This instrument was prepared by EDITH J. BROWN, Notary Public, State of Illinois, Commission Expires 2/4/90
OFFICIAL SEAL
EDITH J. BROWN
Notary Public, State of Illinois
129 W. Wesley St., Wheaton, Il. 60187
NAME AND ADDRESS

MAIL TO { Mr. Monte Viner
11 West Washington Street
Chicago, Illinois 60602 }

SEND TO (BUYER) TAXPAYER TO: Mr. John J. Balester & Lonnie D. Jenkins
777 North Michigan Avenue-Unit 2501
Chicago, Illinois 60610

OR RECORDER'S OFFICE BOX NO

UNOFFICIAL COPY

Warranty Deed

Record No. _____
Recording Date: _____

DIONICIO G. GARCIA and

NERITA S. GARCIA

TO

JOHN J. BALESTER and

LONNIE D. JENKINS

GEORGE E. COLE
LEGAL FORMS

89274332

Property of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF COOK
27 2 1989

PROPERTY TAX
27 2 1989

SEPT-01 \$13.25
141444 TRAN 0304 08/16/89 13 11 88
#4242 # D * -89-274332
COOK COUNTY RECORDER

283.6.27.89

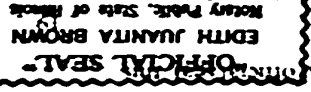
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UNOFFICIAL COPY

Mr. John J. Balester & Lonnie D. Jenkins
777 North Michigan Avenue—Unit 2503
Chicago, Illinois 60610

Mr. Honore Tiner
111 West Washington Street
Chicago, Illinois 60602

This instrument was prepared by EDITH J. BROWN, Notary Public, State of Illinois, Commission Expires 2/4/90



Given under my hand and official seal on this 5th day of June 1989

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 DIONICIO G. GARCIA and NENITA S. GARCIA, husband and wife 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.

DATED this 5th day of June 1989
DIONICIO G. GARCIA (SEAL)
NENITA S. GARCIA (SEAL)

Address(es) of Real Estate: 777 North Michigan Avenue—Unit 2503, Chicago, Illinois
Permanent Real Estate Index Number(s): 17-10-200-063-1193
herely 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.

CITY OF CHICAGO
REAL ESTATE TRANSACTIONS
REVENUE MATRONS
408.75

RECORDED IN VOLUME 1181

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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89-274332

Property of Cook County Clerk's Office

DEPT-01 14444 FROM 0324 05/16/89 13 44 00
#4242 # D * 89-274332
COOK COUNTY RECORDER

CLERK OF CLERKS
2 1 25

212
PROPERTY TAX

89274332

Warranty Deed

Part of Cook County Recorder's Office

DIONICIO G. GARCIA and

NENITA S. GARCIA

TO

JOHN J. BALESTER and

LONNIE D. JERKINS

GEORGE E. COLE
LEGAL FORMS