

UNOFFICIAL COPY

WARRANTY DEED

89317282

THE GRANTOR, PETER J. DAWSON, also known as PETER JOHN DAWSON, AND ANN GILMAN DAWSON, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ROLAND F. THOMAS and BARBARA J. THOMAS, 9118 S. Bennett, Chicago, 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:

DEPT-01 615.25
 T#4444 FROM 0745 07/12/89 16:03:00
 #987 # D # 89317282
 COOK COUNTY RECORDER

See Legal Description Rider Attached Hereto
 And Made A Part Hereof.

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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.

The conveyance of Parcel 1 is made solely by Peter J. Dawson, also known as Peter John Dawson. Ann Gilman Dawson executes this deed with respect to Parcel 1 solely for the purpose of waiving and releasing all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. The conveyance of Parcel 2 is made by Peter J. Dawson, also known as Peter John Dawson, and Ann Gilman Dawson.

Permanent Real Estate Index No. 17-10-400-012-1085
 17-10-400-012-1086

Address of Real Estate: 400 East Randolph Street, Units 1009 and 1010, Chicago, Illinois.

DATED this 30th day of June, 1989.

Peter J. Dawson
 PETER J. DAWSON

Ann Gilman Dawson
 ANN GILMAN DAWSON

Peter John Dawson
 PETER JOHN DAWSON

15⁰⁰ MAIL

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 Peter J. Dawson, also known as Peter John Dawson, and Ann Gilman Dawson, 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 30th day of June, 1989.
 My commission expires: 10/31/90

"OFFICIAL SEAL"
 PATRICIA A. BURNS
 Notary Public, State of Illinois
 My Commission Expires Oct. 31, 1990

Patricia A. Burns
 Notary Public

This instrument was prepared by: Paul C. Kimball, Three First National Plaza, Suite 3200, Chicago, Illinois 60602.

After recording mail to:
 Joseph Wrobel
 205 W. Randolph Street
 Suite 540
 Chicago, Illinois 60606

Send subsequent tax bills to:
Roland F. THOMAS
400 E. RANDOLPH
APT 1010
Chicago, IL. 60601

JAN 21392

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LEGAL DESCRIPTION RIDER

Parcel 1

Unit 1009 as delineated on survey of certain lots in the Plat of Lake Front Plaza, a subdivision of a parcel of land lying in accretions to fractional Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded April 30, 1962 as Document No. 18461961, conveyed by Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee, under Trust No. 17460, recorded May 7, 1962 as Document No. 18467558, and also supplemental Deed thereto recorded December 23, 1964 as Document No. 19341545, which survey is attached as Exhibit "A" to Declaration of Condominium made by the American National Bank and Trust Company of Chicago, as Trustee, under Trust Agreement dated April 9, 1962 and known as Trust No. 17460, recorded in the office of the Recorder of Cook County, Illinois as Document No. 22453315, together with the undivided .14900% interest in the property described in said Declaration of Condominium aforesaid (excepting the units as defined and set forth in the Declaration of Condominium and Survey).

Parcel 2

Unit Number 1010 as delineated on survey of certain lots in the plat of Lake Front Plaza, a subdivision of a parcel of land lying in accretions to fractional Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 30, 1962 as Document 18461961 conveyed by deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust Number 17460 recorded May 7, 1962 as Document 18467558 and also supplemental deed thereto recorded December 23, 1964 as Document 19341545, which survey is attached as Exhibit "A" to the Declaration of Condominium made by the American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 9, 1962 known as Trust Number 17460 recorded in the Office of the Recorder of Cook County, Illinois as Document 22453315; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Subject to: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due as of May 11, 1989 for any special tax or assessment for improvements heretofore completed; general taxes for the year 1988 and subsequent years; installments due after June 30, 1989 for assessments established pursuant to the Declaration of Condominium.

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