

WARRANT DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

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89321856

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

Steven B. Abrams and Wendy C. Abrams, his wife

of the City of Chicago County of Cook  
State of Illinois for and in consideration of  
Ten and No/100 (\$10.00)

-----DOLLARS.

in hand paid,  
CONVEYS and WARRANTS to Alan K. Hammer,  
925 West Montana, Unit D, Chicago, Illinois

DEPT-01  
T#0000 TRAN 0189 07/14/89 13:27:00  
#0452 C \* 89-321856  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the  
State of Illinois, to wit:

See Exhibit "A"

Subject to items set forth on Exhibit "B"

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JUL 14 1989

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL 14 1989

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-33-111-041 Vol. 194

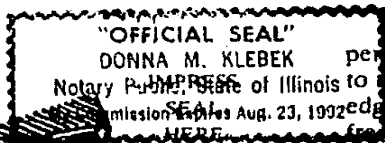
Address(es) of Real Estate: 515 W. Belden, Unit 6, Chicago, IL 60614

DATED this 10th day of July 1989

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Steven B. Abrams (SEAL) Wendy C. Abrams (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 Steven B. Abrams and Wendy C. Abrams, his wife



personally known to me to be the same person S 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 13th day of July 1989

Commission expires Aug 23 1992, Donna M. Klebek

This instrument was prepared by Daniel J. Perlman, Esq., Katten Muchin & Zavis, 525 W. Monroe, Suite 1600, Chicago, IL 60606

MAIL TO: DARCY CHAMBERLAIN  
(Name)  
7222 W. CERMAK #715  
(Address)  
NORTH RIVERSIDE, IL 60540  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)  
(Address)  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

COOK COUNTY CLERK'S OFFICE  
AFFIX "RIDING" OR "REG" STAMPS HERE

89-321856

890430 WAB E110377

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Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

95312383

Property of Cook County Clerk's Office

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" DATED MARCH 15, 1967 AND RECORDED MAY 16, 1967 AS DOCUMENT NUMBER 20137874 MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1966 AND KNOWN AS TRUST NUMBER 24047 AND AS CREATED BY THE DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1966 AND KNOWN AS TRUST NUMBER 24047 TO HOWARD L. WILDER AND GAYLE WILDER, DATED MAY 22, 1968 AND RECORDED SEPTEMBER 12, 1968 AS DOCUMENT NUMBER 20613282.

PARCEL 3:

THE WEST 3.50 FEET OF THE EAST 55.29 FEET OF THE SOUTH 20.00 FEET OF LOTS 43 TO 48, BOTH INCLUSIVE, IN BLOCK 1 IN LAY'S SUBDIVISION OF BLOCK 12 IN THE CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2:

THE WEST 16.50 FEET OF THE EAST 33.54 FEET (EXCEPT THE NORTH 54.14 FEET THEREOF AND EXCEPT THE SOUTH 20.00 FEET THEREOF) OF LOTS 43 TO 48, BOTH INCLUSIVE, IN BLOCK 1 IN LAY'S SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1:

EXHIBIT A

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8 9 3 2 1 3 5 6

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AS OF THE DATE HEREOF.

2. AN EASEMENT AFFECTING THE PORTION OF THE SUBJECT PROPERTY AND FOR THE PURPOSES STATED HEREIN.

FOR INGRESS, EGRESS, PUBLIC UTILITIES, SEWER, WATER AND GAS RECORDED MAY 15, 1967 AS DOCUMENT 20137874.

3. AN EASEMENT AFFECTING THE PORTION OF THE SUBJECT PROPERTY AND FOR THE PURPOSES STATED HEREIN. FOR LAYING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING OR RENEWING OF SEWER, OR GAS, ELECTRICITY, TELEPHONE AND WATER CONNECTIONS NECESSARY OR REQUIRED, TO PROVIDE ADEQUATE SEWER DISPOSAL, GAS, ELECTRICITY, TELEPHONE AND WATER FACILITIES RECORDED MAY 15, 1967 AS DOCUMENT 20137874.

4. RIGHTS OF THE PRESENT AND FUTURE OWNERS, OCCUPANTS AND MORTGAGES OF AND ALL PERSONS NOW OR HEREAFTER ACQUIRING ANY INTEREST IN THE RESPECTIVE PARCELS TO USE IN COMMON THE EASEMENTS NOTED IN SAID SPECIAL EXCEPTIONS, AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" DATED MARCH 15, 1967 AND RECORDED MAY 15, 1967 AS DOCUMENT 20137874.

5. EASEMENTS FOR FACILITIES OF ANY KIND PRESENTLY EXISTING OR HEREAFTER INSTALLED, DESIGNED FOR COMMON USE OF TWO OR MORE OF THE PARCELS DESCRIBED IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" DATED MARCH 15, 1967 AND RECORDED MAY 15, 1967 AS DOCUMENT 20137874.

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EXHIBIT B

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[Faint, illegible text, likely a document header or body text, possibly containing a date and name.]

1/1/2018

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- 6. PARTY WALLS AND PARTY WALL RIGHTS, AS CONTAINED IN THE FOLLOWING DECLARATION, TOGETHER WITH COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN RECORDED MAY 15, 1967 AS DOCUMENT 20137874.
- 7. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF RESTRICTIONS RECORDED MAY 15, 1967 AS DOCUMENT 20137874. SUPPLEMENTAL DECLARATION RECORDED FEBRUARY 6, 1973 AS DOCUMENT 22212013. SAID COVENANTS, CONDITIONS AND RESTRICTIONS RELATE, AMONG OTHER THINGS, TO THE FOLLOWING:  
 CHARACTER AND LOCATION OF BUILDINGS AND PARTY WALLS, COSTS, MAINTENANCE, REPAIR AND REPLACEMENT OF PARTY WALLS, COMMON ROOF AND GUTTER SYSTEM, OUTSIDE PAINTING AND DECORATING AND NO EXTERIOR STRUCTURES, ENTRANCE OR ADDITIONS OR ADDITIONAL BUILDINGS SHALL BE BUILT UPON PREMISES AND ALSO RELATES TO DRAINAGE AND WATER SYSTEM AND WATER CONNECTIONS.
- SAID COVENANTS, CONDITIONS AND RESTRICTIONS DO NOT PROVIDE FOR A REVERSION OF TITLE IN THE EVENT OF A BREACH THEREOF.
- 8. TERMS, CONDITIONS AND PROVISIONS AFFECTING THE EASEMENT DESCRIBED IN EXHIBIT A IN THE INSTRUMENT CREATING SAID EASEMENT.
- 9. RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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STATE OF ILLINOIS  
COUNTY OF COOK

IN SENATE

January 1, 1900

REPORT

OF THE

COMMISSIONERS

OF THE

LAND OFFICE

FOR THE YEAR

ENDING DECEMBER 31, 1900