

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

1990 NOV 21 AM 11:48

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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 GRANTORS, JOHN B. VAN DUZER and HELEN H. VAN DUZER, married to each other

of the Village of Kenilworth County of Cook State of Illinois for and in consideration of TEN DOLLARS AND NO/100)\$10.00)-----DOLLARS,

CONVEY and WARRANT to JEFFREY D. TRAYNOR, JACQUELINE TRAYNOR and VIRGIL TRAYNOR of Auburn, California 95603 5400 WINDING WAY

(NAMES AND ADDRESS OF GRANTEE(S))

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 RIDER ATTACHED AND MADE PART HEREOF

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): 17-10-203-027-1055

Address(es) of Real Estate: 233 E. Erie Street, Unit No. 1405 Chicago, Illinois

DATED this 14th day of November 1990

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
JOHN B. VAN DUZER (SEAL)
HELEN H. VAN DUZER (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

JOHN B. VAN DUZER and HELEN H. VAN DUZER, married to each other 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 14th day of November 1990

Commission expires June 16 1991 *Giuseppe M. Kelly* NOTARY PUBLIC

This instrument was prepared by John B. Van Duzer, 211 W. Wacker Drive, 16th Floor, Chicago, IL 60606 (NAME AND ADDRESS)

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(The Above Space For Recorder's Use Only)

COCK
CU. 11: 018
8 3 3 5 2
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
REV. 22 80.50
Cook County
REAL ESTATE TRANSACTION TAX
REV. 22 40.25
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REV. 22 603.75
PA 11133

OFFICIAL SEAL
Giuseppe M. Kelly
Notary Public, State of Illinois
My Commission Expires June 16, 1991

MAIL TO { JACIE HERTZ
c/o MITCHELL & ALLEN
305 W. BANCROFT
CHICAGO, IL 60606 }

SEND SUBSEQUENT TAX BILLS TO
(Name)
(Address)
(City, State and Zip)

90568401

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Warranty Deed

JOINT TENANTS
WITH RIGHT OF SURVIVAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

RIDER ATTACHED TO AND MADE A PART OF WARRANTY DEED FROM JOHN B. VAN DUZER and HELEN H. VAN DUZER TO JEFFREY TRAYNOR, JACQUELINE TRAYNOR, AND VIRGIL TRAYNOR DATED NOVEMBER 19, 1990.

PARCEL 1:

Unit No. 1405 in Streeterville Center Condominium as delineated on Survey of the following: All of the Property and Space lying above and extending upward from a horizontal plane having an elevation of 119.30 feet above Chicago City Datum (and which is also the lower surface of the floor slab of the ninth floor, in the 26-story building situated on the parcel of land hereinafter described) and lying within the boundaries projected vertically upward of a parcel of land comprised of Lots 20, 21, 22, 23, 24 and 25 (except that part of Lot 25 lying West of the center of the party wall of the building now standing on the dividing line between Lots 25 and 26), together with the Property and Space lying below said horizontal plane having an elevation of 119.30 feet above Chicago City Datum and lying above a horizontal plane having an elevation of 118.13 feet above Chicago City Datum (and which plane coincides with the lowest surface of the roof slab of the 8-story building situated on said parcel of land) and lying within the boundaries projected vertically upward of the South 17.96 feet of the aforesaid parcel of land, all in the Subdivision of the West 394 feet of Block 32, except the East 14 feet of the North 80 feet thereof in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for Streeterville Center Condominium Association recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 26017897; together with its undivided percentage interest in the Common Elements.

PARCEL 2:

Easement for the Benefit of Lot 25 of the right to maintain party wall as established by Agreement between Edwin B. Sheldon and Eaton Ovsley recorded August 11, 1892 as Document Number 1715549 on that part of Lots 25 and 26 in Kinzie's Addition aforesaid occupied by the West 1/2 of the party wall, all in Cook County, Illinois.

PARCEL 3:

All those certain easements, privileges, rights of use and all other benefits described in that certain Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 26017894, as granted for the benefit of Parcel 1, by a deed from American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated December 11, 1980 and known as Trust No. 51534 to Wendy Young dated October 1, 1981 and recorded October 2, 1981 as Document Number 26017895.

This deed is subject to all taxes for the year 1990 and subsequent years; to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration of Condominium and the Operating Declaration, the same as though the provisions of said Declarations were recited and stipulated at length herein.

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UNIT 1405, IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO 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 THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715349 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

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