

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

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(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, THOMAS J. SILBERSTEIN and ELIZABETH H. NEWMAN, husband and wife,

31059975

of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS, an other valuable consideration in hand paid, CONVEY and WARRANT to PHILIP N. HABLUTZEL and NANCY HABLUTZEL, husband and wife, 575 West Madison, #405 Chicago, IL 60606

DEPT-01 RECORDING \$13.29
T#7777 TRAN 8545 02/07/91 11:10:00
#4599 # *71-059975
COOK COUNTY RECORDER

(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:

Legal Description attached hereto as Exhibit A and made a part hereof.

Subject to: covenants, conditions, and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, 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; mortgage of Grantees; general taxes for the year 1990 and subsequent years; installments due after the date of closing for assessments established pursuant to the Declaration of Condominium; and to Illinois Condominium Law.

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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.

Permanent Real Estate Index Number(s): 17-10-202-062-1052

Address(es) of Real Estate: 680 N. Lake Shore Drive, Unit 819 Chicago, Illinois 60611

DATED this 20th day of January 1991

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
x Thomas J. Silberstein (SEAL) x Elizabeth H. Newman (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 Thomas J. Silberstein and Elizabeth H. Newman, 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.

"OFFICIAL SEAL"
LAURIE SEAWOLSKIE
Notary Public, State of Illinois
My Commission Expires June 30, 1991

Given under my hand and official seal, this 4th day of February 1991
Commission expires 6/30 1991
NOTARY PUBLIC

This instrument was prepared by Michael Z. Margolies, Jenner & Block, One IBM Plaza, Chicago, IL 60611

MAIL TO: Richard C. Spain, Esq. Spain, Spain & Varnet 135 S. LaSalle Street Suite 1700 Chicago, Illinois 60603
SEND SUBSEQUENT TAX BILLS TO: Philip N. Hablutzel 680 N. Lake Shore Dr., Unit 819 Chicago, IL 60611

OR RECORDER'S OFFICE BOX NO.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

91059975

153 29

UNOFFICIAL COPY

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

Cook County
REAL ESTATE TRANSFER TAX
REVENUE
STATE OF ILLINOIS
FEB-591

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
FEB-591
DEPT. OF REVENUE
2 2 3 2 8 2
COOK COUNTY
CLERK
NOV 08
RB 10687

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
REVENUE
FEB-591
DEPT. OF REVENUE
RECEIVED
18790
200.00

91053975

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

UNIT 819 IN 680 SOUTH RESIDENCE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN PAUL'S SUBDIVISION, BEING A SUBDIVISION OF THE LAND, PROPERTY AND SPACE IN PARTS OF LOTS 5 AND 6 AND THE TRACT MARKED "ALLEY" LYING BETWEEN SAID LOTS 5 AND 6 OF COUNTY CLERK'S DIVISION OF THE UNSUBDIVIDED ACCRETIONS LYING EAST OF AND ADJOINING THE SUBDIVIDED PARTS OF BLOCKS 43, 44 AND 54 WITH OTHER LANDS IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH CONDOMINIUM SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26188405, AND AMENDED BY DOCUMENT 26674026 AND RESTATED AS DOCUMENT 88389821, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 26320245 AND RE-RECORDED AS DOCUMENT 26407239 AND AMENDED BY DOCUMENT 26407240, AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1987 AND KNOWN AS TRUST NUMBER 112912.

Grantors also hereby grant to Grantees, their 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 afore-mentioned Declaration.

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

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 19____.

Property of Cook County Clerk's Office

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