

WARRANTY DEED
Secretary (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

DEPT-01 RECORDING
73333 TRAN 8117 03/25/91 12:03:00
*6790 * C * -91-131901
COOK COUNTY RECORDER

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, Abe Daniel Karns and *Gertrude June Karns, as Trustees of the Declaration of Trust dated 2/26/89, known as "The Abe and Gertrude Family Trust" *(a/k/a Gertrude

91131901

of the town of Rancho J. Karns County of Mirage State of California for and in consideration of Ten and 00/100 (\$10.00)

and other valuable consideration in hand paid, DOLLARS,

CONVEY and WARRANT to Mary C. Lemersal, a spinster 20 N. Clark St. Chicago, IL. 60602

(The Above Space For Recorder's Use Only)

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

91131901

SEE ATTACHED ADDENDUM

Subject to the provisions of Paragraph E, Section 6, hereinafter

3/25/91
Date

[Signature]

91131901

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): 14-21-306-038-1014
Address(es) of Real Estate: 3470 N. Lake Shore Dr., #8B, Chicago, IL. 60657

DATED this 21st day of March 1991

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Abe Daniel Karns, as trustee (SEAL)
Gertrude June Karns, as trustee (SEAL)
* Gertrude J. Karns, as trustee (SEAL)
GERTRUDE J. KARNs
* a/k/a Gertrude June Karns

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 Abe Daniel Karns and *Gertrude June Karns, as Trustees of the Declaration of Trust dated 2/26/89, known as "The Abe and Gertrude Family Trust" 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
PAMELA L. CLARK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. OCT. 28, 1991

Given under my hand and official seal, this 21st day of March 19 91

Commission expires 10 28 1991 Pamela L. Clark
NOTARY PUBLIC

This instrument was prepared by Lance M. Lis, 222 S. Riverside Plaza, #2700,
Chicago, IL. 60606 (NAME AND ADDRESS)

ADU and RFL

1329

MAIL TO: Stephen D. Richek, Esq.
20 N. Clark St., #2550
Chicago, IL. 60602
(City, State and Zip)

SEND SUBSEQUENT FAX BILLS TO

(Name)

(Address)

(City, State and Zip)

AFFIX "RIDERS" OR REVENUE STAMPS HERE. SECTION 2 OF STATUTE GOVERNS USE OF SIGNATURE. BY PARAGRAPH (S) 2 OF SECTION GOVERNS USE OF SIGNATURE.

UNOFFICIAL COPY

Warranty Deed

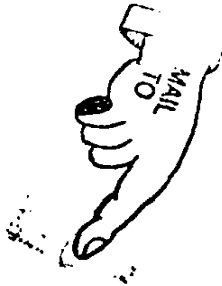
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

91131901



ATTORNEY'S TITLE
GUARANTY FUND, INC.
29 S. LASALLE 5th FLOOR
CHICAGO, IL 60603
312-372-8361

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9 1 1 3 1 9 0 1

Legal Description:

UNIT NO. 8-B, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"):

THAT PART OF THE SOUTHERLY 40 FEET OF LOT 37 LYING SOUTH WESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFROM THE WESTERLY 54.75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THE NORTHERLY 25 FEET MEASURED AT RIGHT ANGLES WITH NORTHERLY LINE THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT WITH THE WESTERLY LINE OF SHERIDAN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150 FEET; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT DISTANT 190 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 150.84 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SHERIDAN ROAD 298.96 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY COSMOPOLITAN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NO. 15666 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20446824, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 2330325, ON APRIL 1, 1968; TOGETHER WITH AN UNDIVIDED .948% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PERMANENT INDEX NUMBER: 14-21-306-038-1014

91131901

Subject To: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1990 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.