

UNOFFICIAL COPY

WARRANTY DEED - JOINT TENANCY

91146994

COOK CO. 018
616034

THE GRANTORS, RANDI CLOSSON, A Married Woman and HELANE SHIFRIN, A Married Woman, of Chicago, County of COOK, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to JACK MANGURTEN & FAY MANGURTEN, Husband and wife, 5323 N. Rockwell, Chicago, Illinois, 60640 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 ATTACHED
COOK COUNTY, ILLINOIS

1991 APR -2 PH 3:14 91146994

Subject to Real Estate Taxes levied after the year 1990 and other covenants, conditions, restrictions and easements of record

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: 10-36-100-015-1181

Address of Real Estate: 7141 N. Kedzie #1211, Chicago, Illinois 60645

DATED: March 29, 1991

Randi Closson
RANDI CLOSSON

(SEAL)

Helane Shifrin
HELANE SHIFRIN

13⁰⁰

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 Randi Closson, a married woman, and Helane Shifrin, a married woman 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 29th day of March, 1991.

Monte Viner
Notary Public

MAIL TO: Fishel & Fahn
32 N. Clark Street
Chicago, Illinois 60610

SEND SUBSEQUENT TAX BILLS TO: Jack Mangurten
7141 N. Kedzie #1211
Chicago, Illinois 60645

Instrument Prepared By: MONTE VINER, ATTORNEY AT LAW,
111 W. WASHINGTON STREET #737, CHICAGO, ILLINOIS 60602

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR -91
120.00
PA 10721

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR-2-91
PA 11424
60.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR-2-91
PA 11187
900.00

BOX 333

7291768D3

Property of Cook County Clerk's Office

PARCEL 1: UNOFFICIAL COPY
UNIT NO. 1211 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING
DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PCL"):
THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION
36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
(EXCEPT THE NORTH 33 FEET THEREOF, THE EAST 698 FEET THEREOF AND THE
WEST 40 FEET THEREOF AND EXCEPT THEREFROM THAT PART DESCRIBED AS
FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET
EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND
THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE
OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTH WEST 352.26 FEET TO A
POINT ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT BEING 450.00
FEET SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE NORTH ALONG
SAID EAST LINE OF NORTH KEDZIE AVENUE, 450.00 FEET, TO SAID SOUTH LINE
OF WEST TOUHY AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF WEST TOUHY
AVENUE, 26.00 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS,
WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP BY CENTEX HOMES CORPORATION, RECORDED IN THE
OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT
NUMBER 21906200 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE
ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL OF THE UNITS, AS
DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP
AND SURVEY

ALSO

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF
EASEMENT DATED JUNE, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT NUMBER
20520336 MADE BY WINSTON GARDENS INCORPORATED, A CORPORATION OF
ILLINOIS, AND AS CREATED BY THE DEED FROM CENTEX HOMES CORPORATION, A
NEVADA CORPORATION TO SONIA LAPIN DATED JUNE 7, 1972 AND RECORDED JUNE
21, 1972 AS DOCUMENT 21946606 FOR VEHICULAR INGRESS AND EGRESS OVER THE
FOLLOWING DESCRIBED LAND:

THE NORTH 30 FEET, AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF,
OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT
PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF
BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF
VACATED WEST LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF SAID
BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF
VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF THE VACATED WEST LUNT
AVENUE, LYING EAST OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF
VACATED WEST ESTES AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE
AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE
NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE DESCRIBED
TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID TRACT; THENCE WEST ALONG THE
NORTH LINE OF SAID TRACT, 505.51 FEET; THENCE SOUTH ALONG A LINE
PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE
OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49
FEET TO THE SOUTH EAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE
EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) IN COOK
COUNTY, ILLINOIS.

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