

# UNOFFICIAL COPY

WARRANTY DEED STATUTORY (ILLINOIS) 1991 JUL -2 PM 3:01 91327571

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COOK  
CO. NO. 016

194983

THE GRANTOR Shirley Adelson Cohon f/k/a Shirley Adelson, a widow and not since remarried, and Michael G. Adelson, her son, married to Linda Adelson.

Shirley Adelson Cohon is of the City of Chicago County of Cook State of Illinois for and in consideration of Ten (\$10.00) DOLLARS,

and other good and valuable consideration in hand paid, CONVEY and WARRANT to Keith E. Bear and Mary P. Wallace, husband and wife, 3430 North Lake Shore Drive, Chicago, IL 60657

91327571  
**13<sup>00</sup>**

(The Above Space For Recorder's Use Only)

(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 A SET FORTH ON THE REVERSE SIDE OF THIS DEED AND BY REFERENCE MADE A 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): 14-21-307-047-1228

Address(es) of Real Estate: Unit 14G, 3440 North Lake Shore Drive, Chicago, IL 60657

DATED this 26 day of June 1991

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

(SEAL) Shirley Adelson Cohon (SEAL) Shirley Adelson Cohon

(SEAL) Michael G. Adelson (SEAL) Michael G. Adelson

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 Shirley Adelson Cohon, f/k/a Shirley Adelson, a widow and not since remarried, and Michael G. Adelson, her son, married to Linda Adelson, personally known to me to be the same person whose name is 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"**  
Jeffrey M. Brickman  
Notary Public, State of Illinois  
My Commission Expires 04-20-1992

Given under my hand and official seal, this 26 day of June 1991

Commission expires 19 Jeffrey M. Brickman NOTARY PUBLIC

This instrument was prepared by Andrea S. Bryer, Suite 1860, 208 South LaSalle Street, Chicago, Illinois 60604

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
108.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
STAMP JUL 2 '91  
54.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
810.00

copy of letter for 1991

Property of Cook County Office

BOX 333

MAIL TO:

Theodore J. ANSAVI  
1411 W. PETERSON S-203  
PARK RIDGE IL 60068

SEND SUBSEQUENT TAX BILLS TO:

KEITH E. BEAR  
3440 N. LAKE SHORE DR. 14G  
CHICAGO IL 60657

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

Warranty Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

## RIDER A

UNIT NUMBER 14G IN THE 3440 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND 2, IN OWNERS DIVISION OF THAT PART OF LOT 26, (EXCEPT THE WESTERLY 200 FEET THEREOF), LYING WESTERLY OF SHERIDAN ROAD, IN THE SUBDIVISION OF BLOCK 16, IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, IN PINE GROVE, IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D", TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 25106295; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN AND RIGHT TO GRANT SAID RIGHTS AND EASEMENTS IN CONVEYANCES AND MORTGAGES OF SAID REMAINING PROPERTY.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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; limitations and conditions imposed by the Condominium Property Act; the second installment of 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.

The Real Estate is not homestead property for Michael G. Adelson and Linda Adelson.

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