

UNOFFICIAL COPY

QUIT CLAIM DEED
Statutory (Illinois)
Individual to Individual

92963656

THE GRANTOR, EDITH YABLON, married to Max Yablon, of Unit 311, 1550 Sandpebble, of the City of Wheeling, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid. CONVEYS AND QUIT CLAIMS to

DEPT 92963656 \$25.50
T46666 TRAN 11/22/92 11:08:60
\$3055 * -92-963656
COOK COUNTY RECORDER
(The above space for Recorder's Use Only)

LEON J. TEICHNER, 2015 North Bissell Street, Chicago, Illinois 60614

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

UNIT NO. 311 AS DELINEATED ON SURVEY PLAT OF THE FOLLOWING PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL 1): THAT PART OF LOT 1 IN SANDPEBBLE WALK, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 1 IN SANDPEBBLE WALK, THENCE NORTH 00 DEGREES 04 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 (SAID WEST LINE ALSO BEING THE EAST LINE OF WEST 495.0 FEET OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 15) 130.85 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 03 SECONDS EAST, 29.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 09 DEGREES 59 MINUTES 09 SECONDS WEST, 64.33 FEET; THENCE NORTH 71 DEGREES 06 MINUTES 61 SECONDS EAST, 24.83 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 55 SECONDS EAST, 87.33 FEET; THENCE SOUTH 51 DEGREES 27 MINUTES 12 SECONDS WEST, 64.33 FEET; THENCE NORTH 38 DEGREES 32 MINUTES 48 SECONDS EAST, 78.92 FEET; THENCE 71 DEGREES 06 MINUTES 51 SECONDS WEST, 122.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST NO. 76481, AND REGISTERED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LR 2750725, TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE LAND, PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS SAID UNITS ARE DELINEATED ON SAID SURVEY PLAT)

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS DATED APRIL 1, 1972 AND REGISTERED MAY 12, 1972 IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NUMBER LR 2622760 AS AMENDED BY SUPPLEMENT FILED MAY 2, 1974 AS DOCUMENT NUMBER LR 2750724 AND AS SET FORTH IN THE PLAT OF SURVEY DATED OCTOBER 5, 1970 AND REGISTERED OCTOBER 9, 1970 AS DOCUMENT NUMBER LR 2525374 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 3, 1972 AND KNOWN AS TRUST NUMBER 76481 TO HYMAN L. KIPNIS AND ESTHER F. KIPNIS, HIS WIFE, DATED MAY 1, 1974 AND FILED ON JULY 24, 1975 AS DOCUMENT NUMBER 2620220, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Real Estate Index Number: 03-15-402-020-1043
Address of Property: Unit 311, 1550 Sandpebble, Wheeling, Illinois

DATED THIS 1st day of November, 1992

Edith V. Yablon

Edith V. Yablon

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 EDITH YABLON, married to Max Yablon, 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 she signed, sealed and delivered the said instrument as her 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 1st day of November, 1992.

OFFICIAL SEAL
LEON JOEL TEICHNER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/23/94

Leon J. Teichner

NOTARY PUBLIC

This instrument was prepared by: Leon J. Teichner, Esq., 77 West Washington Street, Suite 1620, Chicago, Illinois 60602

MAIL TO:
Leon Teichner, Esq.
77 West Washington Street
Suite 1620
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:
Leon Teichner
77 West Washington Street
Suite 1620
Chicago, IL 60602

92963656
Exempt under Real Estate Transfer Tax Act Sec. 4
Par. 4 Cook County Ord. 6514 Par. 6
Date 12/22/92 Sign. [Signature]

UNOFFICIAL COPY

0000000000

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.1000 FAX: 312.603.1001
WWW.COOKCOUNTYCLERK.COM

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation, authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 12, 1992



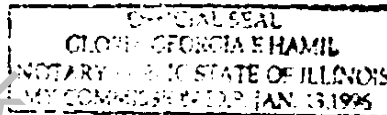
Grantor's Agent

SUBSCRIBED AND SWORN TO

before me this 12th day
of December, 1992.

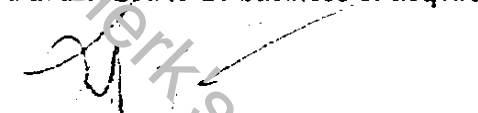


NOTARY PUBLIC



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation, authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

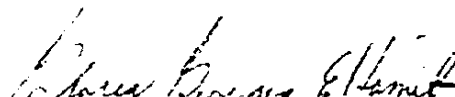
Dated: December 12, 1992



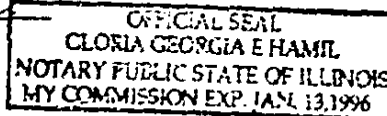
Grantee's Agent

SUBSCRIBED AND SWORN TO

before me this 12th day
of December, 1992.



NOTARY PUBLIC



92963658