

UNOFFICIAL COPY

WARRANT DEED
Notary (ILLINOIS)
(Individual to Corporation)

COOK
CO. NO. 018
0 4 3 6 2 4

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded

THE GRANTOR LAWRENCE JUTOVSKY and
JUDITH ANN JUTOVSKY, his wife

93726056



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
123.50

of the Village of Lincolnwood, County of Cook
State of Illinois for and in consideration of
Ten and no/100's Dollars (\$10.00) DOLLARS,
and other good and valuable consideration

in hand paid, CONVEY and WARRANT to
Winston Towers Building #3
Condominium Association, an Illinois not
for profit Corporation
7061 N. Kedzie, Chicago, IL 60645

(The Above Space For Recorder's Use Only)

a corporation created and existing under and by virtue of the Laws of the State of Illinois
having its principal office at the following address 7061 N. Kedzie, Chicago, Illinois 60645
the following described Real Estate situated in the County of
in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO: Covenants, conditions, and restrictions of record; terms, pro-
visions, 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;
any unconfirmed special tax or assessment; installments not due at the date
hereof for any special tax or assessment for improvements heretofore completed;
general taxes for the year 1993 and subsequent years; installments due after
the date of closing assessments established pursuant to the Declaration of
Condominium.

P.I.N.: 10-36-100-011-1208

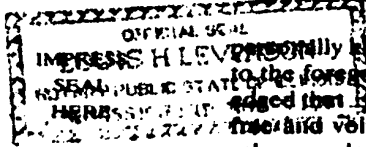
This is not Homestead property.
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois.

DATED this 10th day of September 1993

Lawrence Jutovsky (SEAL) Judith Ann Jutovsky (SEAL)

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

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
LAWRENCE JUTOVSKY and JUDITH ANN JUTOVSKY, his wife



personally known to me to be the same person s. whose name s. subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged 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 10th day of September 19 93

Commission expires 11/3 1994

This instrument was prepared by Louis H. Levinson, 33 N. LaSalle, #3400, Chicago, IL 60602
(NAME AND ADDRESS)

ADDRESS OF PROPERTY
7061 N. Kedzie, Unit 1506
Chicago, IL 60645

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Samuel K. Bell (Name)
134 N. LaSalle-Suite 1323 (Address)
Chicago, IL 60602 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

BOX 333

(Name)
(Address)

REAL ESTATE TRANSACTION TAX
REVENUE \$61.75
STAMP \$61.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE SEP 1993
928.25

W (11) MM 70 90-19-4L 50155066

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WARRANTY DEED

Individual to Corporation

LAWRENCE JUTOWSKY

and

JUDITH ANN JUTOWSKY

TO

WINSTON TOWERS #3

CONDOMINIUM ASSOCIATION
an ILLINOIS NOT FOR PROFIT
CORPORATION

Property of Cook County Clerk's Office

93726056

SEP 10 10 21 AM '93

SEP 10 PM 2:33

GEORGE E. COLE
LEGAL FORMS

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9 3 7 2 6 0 5 6

EXHIBIT "A"

LEGAL DESCRIPTION FOR THE PROPERTY COMMONLY KNOWN AS

7061 N. Kedzie, #1506, Chicago, IL 60645

UNIT 15-06 AS SHOWN AND IDENTIFIED ON THE SURVEY OF THAT PART 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 VACATED WEST LUNT AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE, LYING EAST OF THE EAST LINE OF SAID NORTH KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST 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 SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20520335 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED LAND, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH BY A DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336 AND AS CREATED BY DEED FROM WINSTON DEVELOPMENT CORP., TO LAWRENCE JUTOVSKY AND JUDITH ANN JUTOVSKY NOVEMBER 4, 1968 AND RECORDED DECEMBER 24, 1968 AS DOCUMENT 20712141. FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING STRIP OF 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 LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACTED WEST ESTES AVENUE TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF KEDZIE AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 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 NORTHEAST 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 SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

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