

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

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.

94577820

THE GRANTOR S, ALLEN R. JENSEN and SUSAN L. JENSEN, HUSBAND AND WIFE

DEPT-01 RECORDING \$25.50
T#0011 TRAN 2748 07/01/94 11:41:00
#2026 + RV *-94-577820
COOK COUNTY RECORDER

77ECH312V49

of the City of Chicago County of Cook
State of Illinois for and in consideration of
ten and no/100 ----- DOLLARS,
and other good and valuable consideration hand paid,
CONVEY and WARRANT to
RICK J. KULOVITS and DAVID L. RODERICK,
both single men of
1870 McCormick Lane,
Hanover Park, IL 60103
(NAMES AND ADDRESS OF GRANTEES)

94577820

(The Above Space For Recorder's Use Only)

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:

As per legal description attached hereto and made part hereof.

MICOR TITLE INSURANCE
BOX 15

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): 17-21-211-154

Address(es) of Real Estate: 1441-D S. Plymouth Ct., Chicago, IL 60605

DATED this 30th day of June 1994

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

Allen R. Jensen (SEAL) Susan L. Jensen (SEAL)
ALLEN R. JENSEN SUSAN L. JENSEN
_____(SEAL) _____(SEAL)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

94577820

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 Allen R. Jensen and Susan L. Jensen are

"OFFICIAL SEAL" DENISE DREWKE
personally known to me to be the same person s whose name s 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 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 30 day of June 1994

Commission expires 2-5-1998 Denise Drewke
NOTARY PUBLIC

This instrument was prepared by John C. Wojteczko, 77 W. Washington, Chicago, IL 60602
(NAME AND ADDRESS)

MAIL TO: ROBERT BENOS, Esq.
(Name)
2401 Plum Grove Rd, Suite 200
(Address)
Palatine, IL 60067
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
RICK KULOVITS & DAVID RODERICK
(Name)
1441-D S. PLYMOUTH CT.
(Address)
CHICAGO, ILLINOIS 60605
(City, State and Zip)

2550

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Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE DEPT. OF 741.00
JULY-94

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF 232.60
REVENUE DEPT. OF
JULY-94

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE DEPT. OF 118.00
STAMP JULY-94
JULY-94

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF 998.00
REVENUE DEPT. OF
JULY-94

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***PARCEL 1:**

DWELLING PARCEL 1441-D: THE SOUTH 13.04 FEET OF THE NORTH 56.18 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF BLOCK 9 IN DEARBORN PARK UNIT NUMBER 2, BEING A RESURDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE THEREOF 70.97 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES, 08 MINUTES, 18 SECONDS EAST ALONG THE WEST LINE THEREOF 223.83 FEET; THENCE SOUTH 89 DEGREES, 51 MINUTES, 42 SECONDS EAST 72.0 FEET; THENCE SOUTH 00 DEGREES, 08 MINUTES, 18 SECONDS WEST 223.63 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 42 SECONDS WEST 72.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO PARCEL II:

EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I OVER, UPON, AND ACROSS THE COMMON AREA AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR DEARBORN PARK II - METROPOLITAN MEWS ST. MARK'S SQUARE RECORDED MARCH 1, 1991 AS DOCUMENT 91,095,209, AMENDMENT RECORDED MARCH 13, 1991 AS DOCUMENT 91,113,125 AND SECOND AMENDMENT RECORDED DECEMBER 11, 1991 AS DOCUMENT 91,651,967 AND AS CREATED BY DEED RECORDED JANUARY 27, 1992 AS DOCUMENT 92,051,519.

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; limitation and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1992 and subsequent years; installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium; the mortgage or trust deed set forth in paragraph 3 and/or Rider 705 of the contract.

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