

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

UNOFFICIAL COPY

COOK
CO. NO. 018

056116

94803199

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.

THE GRANTORS, Michael S. Goodman and Judith B. Goodman, his wife

of the City of Boca Raton County of Palm Beach State of Florida for and in consideration of ten and no/100 DOLLARS and other DOLLARS, good and valuable consideration in hand paid, CONVEY and WARRANT to Robert C. Griffin and Barbara A. Griffin 1410 N. State Parkway Chicago, IL 60610

(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:

LEGAL DESCRIPTION ON REVERSE

Subject only to the following, if any: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; those private easements described in Exhibit A hereto, 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; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1994 and subsequent years; installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium.

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): 17-03-226-065-1083

Address(es) of Real Estate: 180 E. Pearson, Unit 4406, Chicago, IL 60611

DATED this first day of September 1994

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Michael S. Goodman (SEAL) Judith B. Goodman (SEAL)
MICHAEL S. GOODMAN JUDITH B. GOODMAN

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 Michael S. Goodman and Judith B. Goodman, his wife

OFFICIAL SEAL
LOUISE S. GREENFIELD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/28/97

personally known to me to be the same person as 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.

Given under my hand and official seal, this first day of September 1994

Commission expires 19 Louise S. Greenfield
NOTARY PUBLIC

This instrument was prepared by L. S. Greenfield, 5700 Old Orchard Road, #201, Skokie, IL 60077
(NAME AND ADDRESS)

MAIL TO: S. Shellenbuck
(Name)
500 W. Madison, Suite 320
(Address)
Chicago, IL 60661
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Robert Griffin
(Name)
180 E. Pearson, Unit 4406
(Address)
Chicago, IL 60611
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 326 CTI

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
825.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
125.00
168750

75-22-059 06
182
K172

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Warranty Deed
JOINT TENANCY
SPECIAL TO PERSONAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Recorder's Office

LEGAL DESCRIPTION

UNIT NUMBER 4406 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN CALLED 'CONDOMINIUM PROPERTY'), IN COOK COUNTY, ILLINOIS

LOTS 4 THROUGH 18, BOTH INCLUSIVE AND INCLUDING LOTS '7A, 7B, 7C, 7D, 7E, 7F, 11A AND 11B' IN MARBAN RESUBDIVISION, BEING A SUBDIVISION OF A PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MARBAN RESUBDIVISION RECORDED DECEMBER 30, 1975 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 23339677, WHICH SURVEY (HEREIN CALLED 'SURVEY'), IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 180 EAST PEARSON STREET CONDOMINIUM, CHICAGO, ILLINOIS (HEREIN CALLED 'DECLARATION'), RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON MARCH 29, 1976 AS DOCUMENT NO. 23432350; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE CONDOMINIUM PROPERTY (EXCEPTING FROM THE CONDOMINIUM PROPERTY ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

94803199

1994 SEP 14 PM 12:56

COOK COUNTY, ILLINOIS
RECORDER

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TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 29, 1976 AS DOCUMENT 23432350 AND AMENDED BY DOCUMENTS 23449939, 23545160, 23616936, 23676866 AND 24300283.

RESERVATION OF THE FOLLOWING EASEMENTS BY THE DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1970 AND KNOWN AS TRUST NUMBER 40940, TO KELVYN H. LAWRENCE, DATED MARCH 24, 1976 AND RECORDED AND FILED MARCH 29, 1976 AS DOCUMENT NUMBERS 23432348 AND LR. 2861198: (A.) A NON-EXCLUSIVE EASEMENT IN AND TO ALL STRUCTURAL MEMBERS, COLUMNS AND EXTERIOR BEAMS SHOWN ON THE PLANS AND LOCATED WITHIN THE CONDOMINIUM PROPERTY FOR THE SUPPORT OF (1) ALL STRUCTURES LOCATED ON OR WITHIN GRANTOR'S FEE AND (2) ANY FACILITIES LOCATED WITHIN THE CONDOMINIUM PROPERTY WITH RESPECT TO WHICH AN EASEMENT HAS BEEN RESERVED UNDER THIS DEED. (B.) AN EXCLUSIVE EASEMENT FOR THE USE BY THE OWNER OF GRANTOR'S FEE OF: (1) ALL FACILITIES DESCRIBED IN APPENDICES A-2, B-2, C-2, D-2 AND E-2, ATTACHED TO THE OPERATING AGREEMENT RECORDED AND FILED MARCH 29, 1976 AS DOCUMENT NUMBERS 23432351 AND LR. 2861199. (2) ALL FACILITIES SHOWN ON THE PLANS AS LOCATED WITHIN THE CONDOMINIUM PROPERTY AND CONNECTED TO FACILITIES LOCATED WITHIN GRANTOR'S FEE FOR THE EXCLUSIVE BENEFIT OF GRANTOR'S FEE. (C.) A NON-EXCLUSIVE EASEMENT (1) TO REMOVE SNOW, DEBRIS AND THE LIKE, FROM AND (2) TO CLEAN, MAINTAIN AND REPAIR THE PORTION OF THE CANOPY OVER THE PEARSON STREET ENTRANCE TO THE CONDOMINIUM PROPERTY, SUBJECT TO THE TERMS AND CONDITIONS OF PARAGRAPH 'H' OF SECTION 1, OF AFORESAID OPERATING AGREEMENT. (D.) A NON-EXCLUSIVE EASEMENT FOR ROUTINE USE AND EXCLUSIVE EASEMENT FOR SCHEDULED AND EMERGENCY USE OF ELEVATORS 24, 25, 26, 27 OR 29, DESCRIBED IN EXHIBIT 'AA' ATTACHED TO AFORESAID OPERATING AGREEMENT, UPON THE TERMS AND CONDITIONS OF SUCH EXHIBIT.

RESERVATION OF THE FOLLOWING EASEMENTS AS CONTAINED IN DEED, AFORESAID (IN EXCEPTION ABOVE): (A) AN EXCLUSIVE EASEMENT TO MOUNT AND USE THE CONTROL EQUIPMENT AND RELATED WIRING DESCRIBED IN PLANS 'BAS 1047' LOCATED ON THE NORTH WALL OF APARTMENT STORAGE 'DLO19'. (B.) A NON-EXCLUSIVE EASEMENT TO INSTALL, USE AND REMOVE FROM TIME TO TIME FACILITIES OWNED BY THE OWNER OF GRANTOR'S FEE AND LOCATED IN, OVER, UPON AND THROUGH THE CHASSES, CONDUITS, RISERS AND SHAFTS NOW OR IN THE FUTURE EXISTING IN THE CONDOMINIUM PROPERTY, PROVIDED THAT SUCH INSTALLATION, USE OR REMOVAL DOES NOT UNREASONABLY INTERFERE WITH THE REASONABLE USE AND ENJOYMENT OF THE CONDOMINIUM PROPERTY BY THE OWNER OF THE CONDOMINIUM PROPERTY. (C.) A NON-EXCLUSIVE EASEMENT TO EMPLOY THE FACADE CLEANING AND REPAIR PLATFORM GUIDE RAILS ON THE EXTERIOR SURFACE OF THE CONDOMINIUM PROPERTY TO TRANSPORT OPERATOR'S PLATFORM DESCRIBED IN EXHIBIT '1', ATTACHED TO AFORESAID OPERATING AGREEMENT, TO AND FROM THE SEVERAL PORTIONS OF GRANTOR'S FEE. (D.) AN EXCLUSIVE EASEMENT FOR THE MAINTENANCE OF ENCROACHMENTS IN THE EVENT THAT, SUBSEQUENT SETTLEMENT OR SHIFTING OF THE BUILDING, ANY PART OF GRANTOR'S FEE ENCROACHES OR SHALL HEREAFTER ENCROACH UPON ANY OF THE CONDOMINIUM PROPERTY. SUCH EASEMENT SHALL EXIST ONLY SO LONG AS ALL OR ANY PART OF THE BUILDING SHALL REMAIN STANDING; PROVIDED, HOWEVER, THAT IN NO EVENT SHALL AN EASEMENT FOR ANY ENCROACHMENT BE CREATED IN FAVOR OF GRANTOR'S FEE IF SUCH ENCROACHMENT UNREASONABLY INTERFERES WITH THE REASONABLE USE AND ENJOYMENT OF THE CONDOMINIUM PROPERTY BY THE OWNER OF THE CONDOMINIUM PROPERTY.

RESERVATION OF THE FOLLOWING EASEMENTS BY THE DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1970 AND KNOWN AS TRUST NUMBER 40940, TO KELVYN H. LAWRENCE, DATED MARCH 24, 1976 AND RECORDED AND FILED MARCH 29, 1976 AS DOCUMENTS 23432348 AND LR2861198, FOR ACCESS TO AND USE OF THE FOLLOWING FACILITIES (WHICH ARE LOCATED IN THE CONDOMINIUM PROPERTY AND NORMALLY USED BY THE OWNER OF THE CONDOMINIUM PROPERTY FOR THE BENEFIT, IN WHOLE OR IN PART, OF THE GRANTOR'S FEE) DURING ANY PERIOD SUCH FACILITIES ARE IN THE POSSESSION AND CONTROL OF THE OWNER OF GRANTOR'S FEE PURSUANT TO RIGHTS GRANTED IN PARAGRAPH B. OF SECTION 6 OF THE AFORESAID OPERATING AGREEMENT: (A) ELEVATORS 24, 25, 26, 27 AND 29 AND THE FACILITIES REQUIRED TO OPERATE THEM DESCRIBED IN APPENDIX AA-1 ATTACHED TO AFORESAID OPERATING AGREEMENT, AND (B.) ASSOCIATION'S WATER REDELIVERY SYSTEM DESCRIBED IN APPENDIX BB-1 ATTACHED TO AFORESAID OPERATING AGREEMENT.

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EXHIBIT A TO DEED

RESERVATION OF THE FOLLOWING EASEMENTS BY THE DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1970 AND KNOWN AS TRUST NUMBER 40940, TO KELVYN H. LAWRENCE, DATED MARCH 24, 1976 AND RECORDED AND FILED MARCH 29, 1976 AS DOCUMENTS 23432348 AND LR2861198, FOR PERSONS, MATERIALS AND EQUIPMENT: (A) FOR ENTRY UPON AND FOR INGRESS AND EGRESS THROUGH THE CONDOMINIUM PROPERTY TO THE EXTENT REASONABLY NECESSARY FOR THE USE BY THE OWNER OF GRANTOR'S FEE OF ANY FACILITIES DESCRIBED IN PARAGRAPH B. OF SECTION 6 OF THIS DEED DURING ANY PERIOD IN WHICH SUCH FACILITIES ARE IN THE LAWFUL POSSESSION AND CONTROL OF THE OWNER OF GRANTOR'S FEE PURSUANT TO RIGHTS GRANTED IN PARAGRAPH B. OF SECTION 6 OF THE AFORESAID OPERATING AGREEMENT. (B.) FOR ENTRY UPON AND FOR INGRESS AND EGRESS THROUGH THE CONDOMINIUM PROPERTY TO THE EXTENT REASONABLY NECESSARY FOR THE USE BY THE OWNER OF GRANTOR'S FEE OF THE FACILITIES DESCRIBED IN PARAGRAPH B. OF SECTION 4 OF THIS DEED. (C) FOR INGRESS AND EGRESS OVER, ON AND THROUGH THE PORTION OF THE STAIRWAYS DESIGNATED AS STAIRS 6 AND 7 LOCATED IN THE CONDOMINIUM PROPERTY AND CONNECTING THE SEVERAL PORTIONS OF GRANTOR'S FEE. (D) FOR INGRESS AND EGRESS BETWEEN LOT 7 AND LOT 28 OVER, ON AND THROUGH LOT 15, ALL IN MARBAN RESUBDIVISION. (E.) FOR INGRESS AND EGRESS BETWEEN LOT 7 AND LOT 29 OVER, ON AND THROUGH LOT 16, ALL IN MARBAN RESUBDIVISION. (F) FOR INGRESS AND EGRESS BETWEEN THE SEVERAL PORTIONS OF LOT 1, OVER, ON AND THROUGH LOTS 17 AND 18, ALL IN MARBAN RESUBDIVISION. (G) FOR INGRESS AND EGRESS BETWEEN GRANTOR'S FEE AND INACTIVE STORAGE AREA 4B024 OVER, ON AND THROUGH ELEVATOR VESTIBULE 4B026. (H) FOR INGRESS AND EGRESS BETWEEN GRANTOR'S FEE AND INACTIVE STORAGE AREAS 3B026A, 3B026B AND 3B027 OVER, ON AND THROUGH LOT 10 IN MARBAN RESUBDIVISION. (I.) FOR INGRESS AND EGRESS BETWEEN GRANTOR'S FEE AND ELECTRIC CLOSET DL022A AND TELEPHONE CLOSET DL022B OVER, ON AND THROUGH RECEIVING VESTIBULE DL022. (J) FOR INGRESS AND EGRESS BETWEEN THE SEVERAL PORTIONS OF GRANTOR'S FEE OVER, ON AND THROUGH (1) LOTS 7 AND 8 AND THAT PORTION OF LOT 4, ALL IN MARBAN RESUBDIVISION AND OCCUPIED BY THE FREIGHT ELEVATOR SHAFT FOR THE FREIGHT ELEVATOR SHOWN AS NO. 29 ON THE PLANS AND (2) LOTS 5 AND 6 AND THOSE PORTIONS OF LOT 4, ALL IN MARBAN RESUBDIVISION AND OCCUPIED BY THE PASSENGER ELEVATOR SHAFTS FOR THE PASSENGER ELEVATORS SHOWN AS NOS. 24, 25, 26 AND 27 ON THE PLANS, ALL UPON THE TERMS AND CONDITIONS OF EXHIBIT AA ATTACHED TO AFORESAID OPERATING AGREEMENT. (K) FOR INGRESS AND EGRESS BETWEEN THE TRUCK DOCK CONCOURSE AND APARTMENT STORAGE DL019 OVER, ON AND THROUGH RECEIVING VESTIBULE DL022 AND APARTMENT RECEIVING DL023.

Clerk's Office

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