

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.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

36 NOV 17 PM 2:56

94979018

THE GRANTOR (NAME AND ADDRESS)

John Beckett and Leslie
Beckett, his wife of
1 E. Wacker, Suite 1910

94979018

(The Above Space For Recorder's Use Only)

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
in hand paid, CONVEY s and WARRANT s to

Rita M. Shepherd, an unmarried woman, and Baka D. Shepherd,
a bachelor, of 7310 S. Lowe, Chicago, Illinois.

238

(NAME AND ADDRESS OF GRANTEE)

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 reverse side for legal description.) 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. SUBJECT TO: General taxes for 1994
and subsequent years and (See Back of Deed)

Permanent Index Number (PIN): 20-02-304-016-0000

Address(es) of Real Estate: 4361-63 S. Greenwood, Unit 2 South, Chicago, IL.

DATED this 16th day of November 1994

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

(SEAL) _____ (SEAL)

John Beckett

(SEAL) _____ (SEAL)

Leslie Beckett

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

"OFFICIAL SEAL"
JAMES E. KOSTRO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/9/98

John Beckett and Leslie Beckett,
his wife personally known to me to be the same persons whose name s 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 16th day of November 1994

Commission expires 4/9 1998

James E. Kostro
NOTARY PUBLIC

This instrument was prepared by James E. Kostro & Assoc. 4928 S. Cicero Ave. Chicago, IL 60638-2116
(NAME AND ADDRESS)

7668 06 57
19695 076

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Legal Description

of premises commonly known as 4361-63 S. Greenwood Unit 2 South
Chicago, Illinois

UNIT 2 SOUTH IN 4361-63 S. GREENWOOD CONDOMINIUM, AS DEDELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 AND 11 IN THE SUBDIVISION OF THAT PART OF BLOCK 1 LYING WEST OF LAKE AVENUE AND SOUTH OF A LINE 365.6 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 2 IN THE SUBDIVISION BY THE EXECUTORS OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94736358 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 PROEPRTY DESCRIBED THEREIN."

"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."

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 17 '94 DEPT. OF REVENUE
RB. 15686
NOV 17 '94
COOK COUNTY

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
NOV 17 '94
CO. 11427
60.75
MAIL TO 679

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
NOV 17 '94
911.25

SEND SUBSEQUENT TAX BILLS TO

Pierce & Rogul
4246 W. 63rd St.
Chicago, Il.
(Name)
(Address)
(City, State and Zip)

Rita & Baka Shepherd
4361-63 S. Greenwood Unit 2S
Chicago, Il.
(Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____