

WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

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.

THE GRANTOR(S) Bradley Karsh, a Bachelor and Murrel F. Karsh, a Bachelor
 of the City of Chicago County of Cook
 State of Illinois for and in consideration of
Two (2) DOLLARS,
 and other good and valuable considerations _____ in hand paid,
 CONVEY(S) _____ and WARRANT(S) _____ to
Brad Karsh and Myra Klopman
 (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 _____ in the State of Illinois, to wit:

DEPT-11 RECORD-T

\$25.50

T45555 TRAN 2911 02/22/94 13:40:00

#3991 JJ #94-170382
COOK COUNTY RECORDER

94170382

(The Above Space For Recorder's Use Only)

STREET ADDRESS: 812 W VAN BUREN 2-C
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-17-228-020-1003

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 2-C IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS PARCEL 2: NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR 3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY"

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 BRADLEY KARSH, A BACHELOR AND MURREL F. KARSH, A BACHELOR

IMPRESS
SEAL
HERE

personally known to me to be the same person 5 whose name 5 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 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 7th day of February, 1994

Commission expires _____
Notary Public, State of Illinois
My Commission Expires May 6, 1996

Eric G. Patt
NOTARY PUBLIC
Brad Karsh 812 W. Van Buren Chicago, IL 60607
(NAME AND ADDRESS)

BRAD KARSH
(Name)
MAIL TO: 812 W. Van Buren St.
(Address)
Chicago, Illinois 60607
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Brad Karsh
(Name)
812 W-Van Buren St.
(Address)
Chicago, Illinois 60607
(City, State and Zip)

RECORDER'S OFFICE BOX NO. _____

94170382

CHIEF DEED REPRESENTS A TRANSACTION
EXEMPT FROM TRANSACTION TAX ORDINANCE
ON 201-285 OF SAID ORDINANCE

94170382

25.50

7496907 71 1/2 1/2

94008340

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Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

51370355

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4170352
I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE HOMESTEAD TRANSACTION TAX CREDENCE BY PARAGRAPH (5) OF SECTION 200.1-2B6 OF SAID ORDINANCE.
AFFIX "RIDERS" OR REVENUE STAMPS HERE

RECORDER'S OFFICE BOX NO. _____
 Chicago, Illinois 60607
 812 W. Van Buren St. (Address)
 Brad Karsh (Name)
 MAIL TO: 812 W. Van Buren St. (Address)
 Brad Karsh (Name)

SEND SUBSEQUENT TAX BILLS TO: _____
 (NAME AND ADDRESS) _____
 Chicago, IL 60607
 Commission expires _____
 My Commission Expires May 6, 1996
 Notary Public, State of Illinois
 ERIC G. PATT
 Given under my hand and official seal _____
 17th day of February 1994

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 BRADLEY KARSH, A BACHELOR AND MURREL F. KARSH, A BACHELOR 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 free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

DATED this 17th day of February 1994
 (SEAL) _____
 (SEAL) _____
 (SEAL) _____
 PLEASE PRINT OR TYPE NAMES(S) BELOW
 SIGNATURE(S)

Permanent Real Estate Index Number(s): 171722802003
 Address(es) of Real Estate: 812 W. Van Buren, Apt 2-C, Chicago, IL 60607
 Document No.(s) _____; and in General Taxes _____ and subsequent years.
 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: covenants, conditions, and restrictions of record.

812 W. Van Buren, Apt 2-C
 (see attached legal description)

25.50

IMPRESS SEAL HERE

94008340

746907 21 11/1/94

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Property of Cook County Clerk's Office

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

CONCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS
CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING
AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR
3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND
ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST
PORTION OF THE "COMMERCIAL PROPERTY"

209

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94170382

STATEMENT BY GRANTOR AND GRANTEE

The grantor 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 Feb 14, 1994 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Vanessa A. Latson
14th day of Feb 1994
Notary Public, State of Illinois
My Commission Expires May 13, 1996
Notary Public [Signature]

"OFFICIAL SEAL"

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated Feb 14, 1994 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this
14th day of Feb 1994
Notary Public, State of Illinois
My Commission Expires May 13, 1996
Notary Public [Signature]

"OFFICIAL SEAL"

94170382

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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