

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.

THE GRANTOR S ERNST R. BAIRD and GRACE R. BAIRD,
his wife

of the Village of Flossmoor County of Cook
State of Illinois for and in consideration of
Ten (\$10.00) DOLLARS,
and other good & valuable consideration in hand paid,
CONVEY and WARRANT to
Grace R. Baird, Ernst R. Baird, III and Joseph F.
Baird
1141 Leavitt Avenue, #116
Flossmoor, Illinois 60422

DEPT-01 RECORDING \$25.50
T#2222 TRAM 2096 02/25/94 15:32:00
#1182 + KIP #94-185342
COOK COUNTY RECORDER

94185342

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES)

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 RIDER ATTACHED

Exempt under Real Estate Transfer Tax Act Sec. 4

Pur. Cook County Ord. 95104 Par.

Date 3/25/94 Sign. Ernst R. Baird

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.

Property Index Number (PIN): 31-12-202-064-1011

Address(es) of Real Estate: 1141 Leavitt Avenue, Flossmoor, Illinois 60422

DATED this 12th day of January 1994

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Ernst R. Baird (SEAL) Grace R. Baird (SEAL)

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
Ernst R. Baird and Grace R. Baird

IMPRESS SEAL HERE personally known to me to be the same person(s) whose names 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 12th day of January 1994

Commission expires June 13 1997 Mitchell Overgaard NOTARY PUBLIC

This instrument was prepared by Mitchell J. Overgaard, 134 North LaSalle Street
(NAME AND ADDRESS) Chicago, IL 60602

MAIL TO Grace R. Baird (Name)
1141 Leavitt Avenue, #116 (Address)
Flossmoor, IL 60422 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

*If space is insufficient, use reverse side

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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Handwritten initials/signature

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RIDER

Unit No. 116 as delineated on the Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lot 1 in Resubdivision of Lots 1 and 8 both inclusive of Subdivision of South 300 feet of Lot 1, in Block 2 in Wells and Nellegers Subdivision of the North 17 1/2 acres West of Illinois Central Railroad Company, of North East quarter of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated January 10, 1972 and known as Trust No. 76407 recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 22628042; together with an undivided 2.183% interest in the Parcel (excepting from the Parcel all the property and space comprising all of the Units thereof as defined and set forth in said Declaration and Survey).

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length herein; and to building line, building and use or occupancy restrictions and easements now of record and to general real estate taxes for the year 1973 and subsequent years.

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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 February 25 1994

Signature

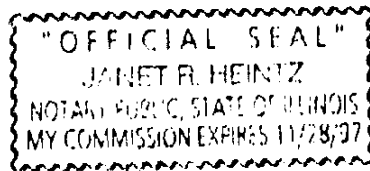
Deborah A. Marotta

SUBSCRIBED AND SWORN

to before me this 25 day

of February, 1994.

Janet R. Heintz
Notary Public



The grantee of 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 February 25 1994

Signature

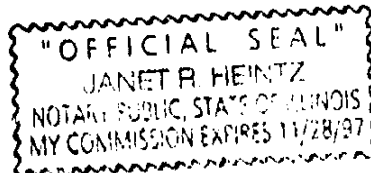
Deborah A. Marotta

SUBSCRIBED AND SWORN

to before me this 25 day

of February, 1994.

Janet R. Heintz
Notary Public



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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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]