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95414021

GEORGE E. COLE®
LEGAL FORMS

No. 810
November 1994

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) Alan Nisenbaum and Sonia Nisenbaum,
his wife

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten and no/100 (\$10.00) DOLLARS,

and other good and valuable considerations _____
to them in hand paid,

CONVEY(S) _____ and WARRANT(S) _____ to
Daniel E. Gurr, M. D. and Ted/Brown
P. O. Box 13429
City Suites Hotel, 933 W. Belmont, Chicago, IL 60657

(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 Legal Description Attached Hereto and Made A
Part Hereof

DEPT-01 RECORDING 125.50
110011 TRAN 7298 06/27/95 14:00:00
1318 + RV * - 25 - 4 14021
COOK COUNTY RECORDER

95414021

Above Space for Recorder's Use Only

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
Cook County
REAL ESTATE TRANSACTION TAX
JUN 27 1995 11:18:75

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): 14-28-104-096, 097, 098

Address(es) of Real Estate: 3118A N. Orchard, Chicago, Illinois 60657

DATED this: 19th day of June 1995

Alan Nisenbaum (SEAL) Sonia Nisenbaum (SEAL)
Alan Nisenbaum Sonia Nisenbaum

Please
print or
type name(s)
below
signature(s)

State of Illinois, County of Will ss. I, the undersigned, a Notary Public in and for

said County, in the State aforesaid, DO HEREBY CERTIFY that Alan Nisenbaum and
Sonia Nisenbaum, his wife

personally known to me to be the same person 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
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

2550

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Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

Alan Nisenbaum and Sonia Nisenbaum,
his wife

TO

Daniel E. Gurr, M. D. and Ted Brown

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

Given under my hand and official seal this 23rd day of June 19 95

Commission expires May 26

OFFICIAL SEAL
VERDA M COPELAND
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 26, 1996

Verda M. Copeland
NOTARY PUBLIC

This instrument was prepared by Gerald M. Petacque, 19 West Jackson Boulevard, Chicago, Illinois 60604
(Name and Address)

MAIL TO:

Nichelle A. Lavin, Esq
(Name)
1636 N. Wells, # 3015
(Address)
Chicago, IL 60614
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Daniel E. Gurr & Ted C. Brown
(Name)
3118 N. Orchard
(Address)
Chicago IL 60657
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION

Common Address: 3118A North Orchard, Chicago, Illinois 60657

P.I.N. 14-28-104-096, 097, 098

PARCEL 1:

THAT PART OF LOTS 8, 9 AND 10 TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID TRACT AT A POINT 77.85 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 28 MINUTES, 20 SECONDS WEST 44.95 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, 10.30 FEET; THENCE SOUTH 89 DEGREES, 28 MINUTES, 20 SECONDS EAST 10.30 FEET; THENCE NORTH 10.66 FEET; THENCE SOUTH 89 DEGREES, 28 MINUTES, 20 SECONDS EAST 18.14 FEET; THENCE NORTH 0.50 FEET; THENCE SOUTH 89 DEGREES, 28 MINUTES, 20 SECONDS EAST 15.51 FEET; THENCE SOUTH 21.46 FEET TO THE POINT OF BEGINNING, IN WOODT'S SUBDIVISION OF PART OF LOT 2 IN RICKERDIRE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS, EGRESS AND ACCESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS EXECUTED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 21, 1987 AND KNOWN AS TRUST NUMBER 103326-09 DATED APRIL 3, 1990 AND RECORDED APRIL 4, 1990 AS DOCUMENT 90150124 OVER THE LAND DESCRIBED AND DEPICTED ON EXHIBIT B ATTACHED TO SAID DECLARATION

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR THE USE OF THE ROOF DECK LOCATED ON THE GARAGE ON THE LAND LYING EAST OF AND ADJOINING PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS EXECUTED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 21, 1987 AND KNOWN AS TRUST NUMBER 103326-09 DATED APRIL 3, 1990 AND RECORDED APRIL 4, 1990 AS DOCUMENT 90150124

9511-1001

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