

# UNOFFICIAL COPY

Warranty Deed

957563115

## WARRANTY DEED

The GRANTOR, Charles W. Pulner a married man, of 132 East Delaware Place, Unit 5506, Chicago, 60611, County of Cook and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and

F	3/50	A
P		P
T	2/50	V
I	8B	

COOK COUNTY CLERK OF COURTS  
1200 OLD TRAP ROAD, CHICAGO, ILLINOIS 60604  
TELEPHONE 312-467-2700  
COURT HOUSE RECORDER

valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, James R. Thompson and Jaya C. Thompson, husband and wife, as Tenants by the Entirety and not as Joint Tenants or Tenants in Common, of 2130 Lincoln Park West, #18, Chicago, 60613, County of Cook and State of Illinois, the following described real estate in the County of Cook and State of Illinois, to wit:

### PARCEL 1:

UNIT NUMBER 5506 IN 132 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN 900 NORTH MICHIGAN, A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1989 AS DOCUMENT NUMBER 89203433, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 30, 1989 AS DOCUMENT NUMBER 89301306, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

### PARCEL 2:

PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS DECLARED AND CREATED BY ARTICLE II OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LASALLE NATIONAL BANK, TRUST NUMBER 107701, AND LASALLE NATIONAL BANK, AS TRUST NUMBER 113495, DATED AS OF APRIL 20, 1989 AND RECORDED MAY 9, 1989 AS DOCUMENT NUMBER 89-208434, SAID EASEMENTS BEING OVER LOTS 1 TO 3 AND 5 TO 7 IN 900 NORTH MICHIGAN, A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE OF

EN 951972 Cook Co Ill

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H.B.

2685.00

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PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1989 AS DOCUMENT NUMBER 89208433.

TOGETHER WITH all improvements thereon, and all easements, hereditaments and appurtenances thereto, if any;

All of the foregoing real estate BEING SUBJECT, HOWEVER, TO the following:

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 1995 AND SUBSEQUENT YEARS.
2. TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89301306, AS AMENDED FROM TIME TO TIME.
3. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE, INGRESS AND EGRESS AS CONTAINED IN THE DOCUMENT RECORDED AS NUMBER 89301306, AS AMENDED FROM TIME TO TIME.
4. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
5. RIGHTS OF THE ADJOINING OWNER AND OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 2.
6. PERPETUAL EASEMENTS AND OTHER RIGHTS IN FAVOR OF LOTS 1 TO 3, AND 5 TO 7 IN THE REFERENCED RESUBDIVISION, AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LASALLE NATIONAL BANK, TRUST NUMBER 107701, AND LASALLE NATIONAL BANK, AS TRUST NUMBER 113495, DATED AS OF APRIL 20, 1989 AND RECORDED MAY 9, 1989 AS DOCUMENT NUMBER 89208434. SAID DECLARATION RELATES TO, AMONG OTHER THINGS, THE FOLLOWING:

EASEMENTS BENEFITTING THE RESIDENTIAL PROPERTY AS SET FORTH IN ARTICLE II THEREOF AND BURDENING THE RESIDENTIAL PROPERTY AS SET FORTH IN ARTICLES III AND IV THEREOF; PROVISIONS FOR MAINTAINING THE STRUCTURAL SUPPORT, SAFETY AND INTEGRITY OF THE BUILDING; FURNISHING OF CERTAIN BUILDING SERVICES BY THE

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COMMERCIAL PROPERTY TO THE RESIDENTIAL PROPERTY; FURNISHING OF CERTAIN BUILDING SERVICES BY THE RESIDENTIAL PROPERTY TO THE COMMERCIAL AND HOTEL PROPERTIES; COMPLIANCE WITH GOVERNMENTAL LAWS, ETC., AND WITH INSURANCE REQUIREMENTS; REMOVAL OF LIENS; PAYMENT AND APPORTIONMENT OF REAL ESTATE TAXES; PROCUREMENT OF INSURANCE; REPAIR AND RESTORATION OF THE BUILDING; LIEN RIGHTS OF CREDITOR OWNERS IN THE EVENT OF NONPAYMENT BY A DEFAULTING OWNER OF ANY MONEY OWED PURSUANT TO SAID DECLARATION; LIEN RIGHTS OF THE COMMERCIAL AND HOTEL PROPERTIES ON RESIDENTIAL PROPERTY'S INSURANCE PROCEEDS IN CERTAIN INSTANCES, WHICH SHALL BE SUPERIOR TO ANY MORTGAGE ON ANY PORTION OF THE RESIDENTIAL PROPERTY; ARBITRATION PROVISIONS; CONDEMNATION OF ANY PORTION OF THE BUILDING AND ALLOCATION OF THE COMPENSATION THEREFORE; APPOINTMENT OF AN ARCHITECT AND DEPOSITARY FOR THE BUILDING; ESTOPPEL CERTIFICATES TO BE ISSUED BY THE COMMERCIAL, HOTEL AND RESIDENTIAL PROPERTIES AND THE 132 EAST DELAWARE PLACE CONDOMINIUM ASSOCIATION ACTING ON BEHALF OF UNIT OWNERS FOR SUCH PURPOSES; PROVISIONS FOR UNIT OWNERS' USE OF PARKING AND RECREATIONAL FACILITIES; USE OF THE MASTER ANTENNA SYSTEM; ALTERATIONS TO THE BUILDING; AND COMPLIANCE WITH ZONING ORDINANCES.

7. ACTS DONE OR SUFFERED BY OR THROUGH EITHER OF THE SAID GRANTEES.

TO HAVE AND TO HOLD the subject real estate forever, as Tenants by the Entirety and not as Joint Tenants or Tenants in Common.

Permanent Index Number (PIN): 17-03-211-030-1052, Volume 496

Address of Subject Real Estate: 132 East Delaware Place, Unit 5506,  
Chicago, IL 60611

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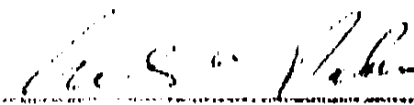
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And the said Grantor HEREBY EXPRESSLY WAIVES AND RELEASES any and all rights and benefits under and by virtue of any and all of the Homestead Exemption Laws of the State of Illinois.

And Alice Palmer, the wife of the said Grantor, **Charles W. Palmer**, hereby CONVEYS AND QUITCLAIMS to the said Grantees, **James R. Thompson and Jayne C. Thompson**, husband and wife, as Tenants by the Entirety and not as Joint Tenants or Tenants in Common, all the right, title, interest, claim and demand which she may have in and to the real estate described in this deed, subject to all matters stated in this deed, and the said Alice Palmer HEREBY EXPRESSLY WAIVES AND RELEASES any and all rights and benefits under and by virtue of any and all of the Homestead Exemption Laws of the State of Illinois.

DATED this 11 day of Oct, 1995.

  
..... (SEAL)  
**Charles W. Palmer**

  
..... (SEAL)  
**Alice Palmer**

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that CHARLES W. PALMER and ALICE PALMER, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, each appeared before me this day in person and each acknowledged that he and she signed, sealed and delivered the said instrument as his and her free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

Given under my hand and notarial seal this 20th day of October, 1995.

"OFFICIAL SEAL"  
Helen Mallis  
Notary Public, State of Illinois  
My Commission Expires 07/28/99

Helen Mallis  
Notary Public

Commission Expires: \_\_\_\_\_

Prepared By:  
Sally A. Jackle  
30 N. LaSalle St. #1426  
Chicago, IL 60602  
Tel: 312-634-4100  
or 970-476-1300

Mail Tax Bill To:  
James & Jayne Thompson  
c/o Howard Gordon Kaplan Ltd.  
180 North LaSalle, 28th Floor  
Chicago, IL 60601

Mail Record Deed To: AB  
~~James & Jayne Thompson~~  
c/o Howard Gordon Kaplan Ltd.  
180 North LaSalle, 28th Floor  
Chicago, IL 60601

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