

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 808  
November 1994

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Individual to Individual)**

95148964

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

William J. Reidy

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 \_\_\_\_\_  
\_\_\_\_\_ in hand paid,

CONVEY \_\_\_\_\_ and WARRANT \_\_\_\_\_ to William J. Reidy and Kathryn M. Reidy, his wife TO BE HELD NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY. 221 E. Walton Pl., Chgo, IL 60611  
(Name and Address of Grantee)

the following described Real Estate situated in the County of \_\_\_\_\_  
Cook in the State of Illinois, to wit:

DEPT-01 RECORDING \$27.50  
T#0004 TRAN 3182 03/03/95 09:53:00  
#2403 LF \*-95-148964  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

See Exhibit "A" attached hereto and made part hereof.

Subject To: 1) real estate taxes not yet due and payable; 2) the Illinois Condominium Property Act; 3) the Declaration of Condominium Ownership for 221 East Walton Place Condominium, recorded as Document No. 26425233 as amended from time to time; 4) covenants, conditions, restrictions, building lines and laws and easements existing or of record; 5) acts done or suffered by grantee; 6) existing leases and tenancies, if any; 7) special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof, not yet due and payable

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record,

~~Document No.:~~XXXXXXXXXXXXXXXXXX

\_\_\_\_\_ ; and to General Taxes for 1994 and subsequent years.

Permanent Real Estate Index Number(s): 17-03-214-016-1025

Address(es) of Real Estate: 221 E. Walton Place Condominium, Unit 19E, Chicago, IL 60611

Dated this second day of March, 1995

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

William J. Reidy  
William J. Reidy

(SEAL)

William J. Reidy  
William J. Reidy

(SEAL)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(SEAL)

Kathryn M. Reidy  
Kathryn M. Reidy

(SEAL)

2750

95148964

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## Warranty Deed

Individual to Individual

William J. Reidy

TO

William J. Reidy and

Kathryn M. Reidy, as

Tenants By the Entirety.

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office  
Exempt under Real Estate Transfer Tax Law of ILCS 200/1-43  
Sub par E and Book 100 and Record 100  
Date 03-03-95 William J. Reidy

State of Illinois, County of \_\_\_\_\_ ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that William J. Reidy  
and Kathryn M. Reidy are

"OFFICIAL SEAL" personally known to me to be the same person S whose name S subscribed to the  
DEBRA REYES foregoing instrument, appeared before me this day in person, and acknowledged that they  
Notary Public, State of Illinois  
My Commission Expires Nov. 19, 1995  
signed, sealed and delivered the said instrument as a 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 2 day of March 19 95  
Commission expires November 19 1995 Debra Reyes  
NOTARY PUBLIC

This instrument was prepared by William J. Reidy, 221 E. Walton Pl., #1900 Chicago. IL 60611  
(Name and Address)

55148964  
MAIL TO: 

William J. Reidy (Name)
221 E. Walton Pl., #1900 (Address)
Chicago, IL 60611-1539 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

William J. Reidy  
(Name)  
221 E. Walton Pl., #1900  
(Address)  
Chicago, IL 60611-1539  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT "A"

Address: 221 E. Walton Unit 19E  
City: Chicago

Parking 4L  
County: Cook

Number: 17-03-214-016-1025

Legal Description:  
Parcel 1

UNIT NUMBER 19 - "E", IN THE 221 EAST WALTON PLACE CONDOMINIUM,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 42 IN ALLEMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO,  
SAID ADDITION BEING A SUBDIVISION OF PART OF BLOCK 13 IN CANAL  
TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL  
SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD  
PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO  
THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26425233 AND  
AS AMENDED TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN  
THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Parcel 2

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE LOWER LEVEL NO. 4  
A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO  
THE DECLARATION AFORESAID RECORDED AS DOCUMENT 26425233.

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 PROPERTY 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.

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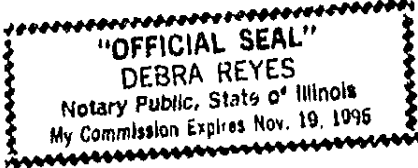
# UNOFFICIAL COPY

## 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 March 2, 1995 Signature: William J. Reidy  
Grantor or Agent

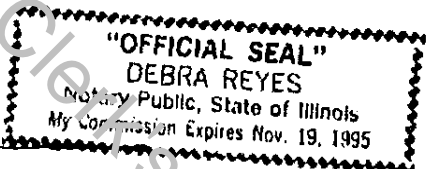
Subscribed and sworn to before me by the said William J. Reidy this 2 day of March, 1995.  
Notary Public Debra Reyes



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 March 2, 1995 Signature: William J. Reidy, Kathryn Reidy  
Grantee or Agent

Subscribed and sworn to before me by the said William & Kathryn Reidy this 2 day of March, 1995.  
Notary Public Debra Reyes



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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1000-100

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