

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy
(ILLINOIS)
(Individual to Individual)

95225373

THE GRANTOR(S)

f
NANCY M. MILLER, divorced
and not remarried, AND
GLADYS A. KAMRADT, divorced
and not remarried

of the City of Palos Hills,
County of Cook, State of
Illinois for and in

consideration of **TEN AND NO/100**
(\$10.00) DOLLARS,
and other valuable consideration

in hand paid, **CONVEY** and **WARRANT** to **NANCY M. MILLER AND RICHARD J. KAYDOS,**
10840 S. Kathleen Court, Palos Hills, Illinois 60465

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:

UNIT 10840 IN SUNNY CREEK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE
FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN SUNNY CREEK CONDOMINIUMS, BEING A RESUBDIVISION OF LOTS 12, 13
AND 14 IN GEORGIOUS SUBDIVISION OF THE EAST 15 ACRES OF THAT PART OF THE
SOUTHEAST 1/4 LYING NORTH OF THE CALUMET SAG FEEDER OF THE ILLINOIS AND
MICHIGAN CANAL (EXCEPTING THEREFROM THE 90 FOOT RESERVE STRIP ON THE
NORTHERLY SIDE OF SAID FEEDER) OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE NORTH
426.77 FEET THEREFROM) EXCEPT THAT PART TAKEN FOR WIDENING OF ROBERTS
ROAD AS DESCRIBED IN JUDGMENT ORDER, REGISTERED AS DOCUMENT 3020004, IN
COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94929242, TOGETHER
WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: CONDITIONS, EASEMENTS AND RESTRICTIONS OF RECORD
AND TAXES FOR THE YEAR 1994, 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.

Permanent Real Estate Index Number(s): **23-14-408-017-0000, 23-14-408-018-0000 and**
23-14-408-019-0000

Address(es) of Real Estate: **10840 S. Kathleen Court, Palos Hills, Illinois 60465**

DATED this 29th day MARCH, 1995

Nancy M. Miller (SEAL)
Nancy M. Miller

Gladys A. Kamradt (SEAL)
Gladys A. Kamradt

DEPT-01 RECORDING \$23.00
T40012 TRAN 3414 04/04/95 13141:00
45358 & AH *-95-225373
COOK COUNTY RECORDER

75 41 065 L 0.62

232

Cook County
REAL ESTATE TRANSACTION TAX
41.25

95225373

COOK
CO. NO. 018
2006

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR - 95
DEPT. OF REVENUE
8 2 50

TO RECORD

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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

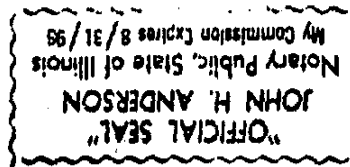
NANCY M. MILLER, divorced and not remarried and
GLADYS A. KAMRADT, divorced and not remarried

personally known to me to be the same persons 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 29th day of MARCH, 1995

Commission expires _____ 19____

John H. Anderson
NOTARY PUBLIC



This instrument was prepared by Donald P. Bailey, Attorney at Law, 14300 S. Ravinia, Orland Park, Illinois 60462.

MAIL TO:

Donald P. Bailey
(Name)

14300 RAVINIA #100
(Address)

Orland Park IL 60462
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

NANCY MILLER
(Name)

10840 S. KATHLEEN COURT
(Address)

Palos Hills Ill. 60465
(City, State and Zip)

BOX 333-CTI

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9 2 2 5 1 8 5

EXHIBIT A TO WARRANTY DEED

411 West Ontario, Chicago, Illinois 60610
PIN 17-09-128-001,002,003,007 & 17-09-500-022

Unit No. 326 in The Ontario Street Lofts Condominium as delineated on a survey of the following described real estate:

PART OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT IN EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, 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 NUMBER 94827940 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-163, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 94827940.

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.

This deed is subject to:

1. current non-delinquent real estate taxes and taxes for subsequent years;
2. the Declaration;
3. public and utility easements;
4. covenants, conditions, restrictions of record;
5. applicable zoning and building laws, ordinances and restrictions;
6. roads and highways, if any;
7. ~~title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;~~
8. ~~matters over which the Escrowee is willing to insure;~~
9. acts done or suffered by the Purchaser; and
10. Purchaser's mortgage.

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