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**WARRANTY DEED
TENANCY BY THE
ENTIRETY
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.

DEPT-01 RECORDING \$31.00
T#0012 TRAN 8961 01/31/96 15:06:00
#3252 CG *-96-083429
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

75925315/96083429
Duloy Com.
THE GRANTOR, CHRISTOPHER Q. KING AND JODEAN M. KING, husband and wife of the town of Glen Ellyn, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEY and WARRANT to HOWARD WITT AND NATALIE PERKINS, 233 East Erie, Apartment 2105, Chicago, Illinois 60611, as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legally described on Exhibit A attached hereto and made a part hereof;

Subject to: The matters set forth on Exhibit B attached hereto and made a part hereof;

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 as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number(s): 14-20-326-053-1002

Address(es) of Real Estate: 1350 West Melrose, Chicago, Illinois 60657

DATED this 29th day of January, 1996.



Christopher Q. King



Jodean M. King

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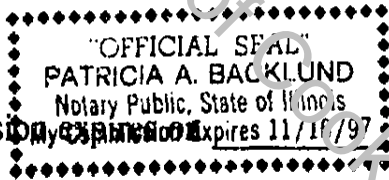
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHRISTOPHER Q. KING AND JODEAN M. KING, 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 instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29th day of

January, 1996.

Patricia A. Backlund
Notary Public



My commission expires on 11/16/97, 1997.

MAIL TO:

Stuart J. Kohn, Esq.
c/o Total Integration, Inc.
334 East Colfax Street
Suite A
Palatine, Illinois 60067

SEND SUBSEQUENT TAX BILLS TO:

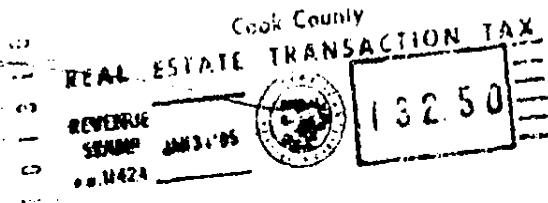
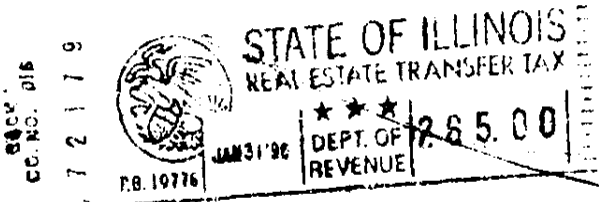
Howard Witt and Natalie Perkins
1350 West Melrose
Chicago, Illinois 60657

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OR RECORDER'S OFFICE BOX NO.

BOX 333-CTI

* If Grantor is also Grantee you may want to strike Release and Waiver of Homestead Rights.



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1350 IN THE MELROSE/SOUTHPORT TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 AND 11 IN BLOCK 3 IN WILLIAM J. GOUDY'S SUBDIVISION OF THAT PART OF THE SOUTH 2/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NBATCO OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1987 AND KNOWN AS TRUST NUMBER 101515-04 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 90454646, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE (EXCLUSIVE) RIGHT OF THE USE OF 7-1350, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 90454646.

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★	0	CITY OF CHICAGO	★	CITY OF CHICAGO	★
★	4	REAL ESTATE TRANSACTION TAX	★	REAL ESTATE TRANSACTION TAX	★
★	5	DEPT. OF REVENUE JAN 31 '96	★	DEPT. OF REVENUE JAN 31 '96	★
★	2	993.75	★	993.75	★
★	8	PB 11/87	★	PB 11/87	★

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEARS 1995 AND 1996.
1996 TAXES ARE NOT YET DUE OR PAYABLE.
2. THE RECORDING OF ANY DEED OR OTHER INSTRUMENT OF CONVEYANCE OF THE LAND, OR ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER A LAND TRUST, THE TRANSFER OF REAL ESTATE BY SALE OF PARTNERSHIP INTERESTS, SALE OF STOCK IN A CORPORATION OR SIMILAR METHODS, OR TRANSFER OF A LEASEHOLD INTEREST UNDER A LEASE WHICH PROVIDES FOR A TERM OF 30 OR MORE YEARS, CONSIDERING ANY OPTIONS TO RENEW OR EXTEND WHETHER OR NOT ANY PORTION OF THE TERM HAS EXPIRED, MAY BE SUBJECT TO REAL ESTATE TRANSFER TAXES LEVIED BY THE CITY OF CHICAGO AND IS SUBJECT TO:
 - (1) PRIOR APPROVAL BY THE WATER COMMISSIONER AND
 - (2) EITHER CERTIFICATION OF EXEMPTION FROM THE CITY BUILDING REGISTRATION ORDINANCE OR ATTACHMENT OF EITHER A CERTIFICATION OF REGISTRATION OR A RECEIPT FROM THE DEPARTMENT OF BUILDINGS SHOWING THAT THE BUILDING HAS BEEN REGISTERED BY THE PURCHASER. IN THE ABSENCE OF SUCH APPROVAL, THE RECORDER OF DEEDS IS REQUIRED BY STATE LAW TO REFUSE TO RECORD OR REGISTER INSTRUMENTS OF CONVEYANCE THAT ARE NOT IN COMPLIANCE WITH SUCH TAX REQUIREMENTS.
3. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 18, 1990 AS DOCUMENT 90454646.

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT.'
4. ENCROACHMENT OF BUILDING LOCATED MAINLY ON THE LAND NORTH OF AND ADJOINING SUBJECT LAND, OVER AND ONTO SUBJECT LAND, BY A DISTANCE OF 0.08 FEET, MORE OR LESS, AS DISCLOSED BY SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90454646.
5. GRANT OF EASEMENT RECORDED APRIL 9, 1990 AS DOCUMENT 90159987 IN FAVOR OF COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS, OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, ETC., USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

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(AFFECTS THE NORTH 5 FEET OF THE EAST 85 FEET OF LOT 10).

6. ENCROACHMENT OF BRICK GARAGE AND CONCRETE PATIOS LOCATED ON THE LAND, OVER THE EASEMENT AS DISCLOSED BY SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90454646. PROVIDED AN ENCROACHMENT ENDORSEMENT IS PROVIDED TO OWNER AND LENDER.

7. EASEMENT IN FAVOR OF THE PEOPLES GAS LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OF A NON-EXCLUSIVE PERPETUAL EASEMENT TO LAY, CONSTRUCT, RECONSTRUCT, REPAIR, RENEW, REPLACE, OPERATE, MAINTAIN, ETC. A GAS MAIN OR SERVICE PIPE AND OTHER EQUIPMENT AND APPURTENANCES, IN, OVER, THROUGH, UNDER, ALONG AND ACROSS PART OF THE LAND, AS SHOWN ON EXHIBIT A ATTACHED HERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO AS CREATED BY GRANT RECORDED APRIL 27, 1990 AS DOCUMENT 90194127.

(AFFECTS THE SOUTH 4 FEET OF THE NORTH 11 FEET OF THE WEST 92 FEET OF LOT 10).

8. ENCROACHMENT OF CONCRETE PATIOS AND 3 STORY BRICK BUILDING LOCATED ON THE LAND OVER THE EASEMENT AS DISCLOSED BY SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90454646. ENCROACHMENT ENDORSEMENT APPROVED FOR OWNERS AND LOAN POLICIES.
9. ACTS DONE OR SUFFERED BY PURCHASER.

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MAPPING SYSTEM

Change of Information

Scanable document - read the following rules

1. Changes must be kept within the space limitations shown...
2. Do Not use punctuation...
3. Print in CAPITAL letters with black pen only...
4. Do Not tear form...
5. Allow only one space between names, numbers, and addresses...

SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number...
- If you don't have enough room for your full name, just your last name will be adequate...
- Property Index numbers (PIN#) must be included on every form...

PIN NUMBER:

1 4 - 2 0 - 3 2 6 - 0 5 3 - 1 0 0 2

NAME/TRUST#:

H o w a r d W i t t

MAILING ADDRESS:

1 3 5 0 W e s t M e l r o s e

CITY:

C h i c a g o

STATE:

I L

ZIP CODE:

6 0 6 5 7 -

PROPERTY ADDRESS:

1 3 5 0 W e s t M e l r o s e

CITY:

C h i c a g o

STATE:

I L

ZIP CODE:

6 0 6 5 7 -

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