

UNOFFICIAL COPY

No. 809  
November 1994

96342629

DRGE E. COLE  
LEGAL FORMS

**WARRANTY DEED**  
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  
DAVID BALESTRERY and JENNIFER A. HELZ, a/k/a  
JENNIFER BALESTRERY, married to each other,  
of the City \_\_\_\_\_ of New York County of \_\_\_\_\_  
State of New York \_\_\_\_\_ for and in consideration of

Ten and 00/100 (\$10.00) DOLLARS,  
and other good and valuable considerations \_\_\_\_\_ in hand paid,

CONVEY \_\_\_\_\_ and WARRANT \_\_\_\_\_  
TRACY POTTER  
1104 Ridge Road, Highland Park, IL 60035  
(Name and Address of Grantee)  
the following described Real Estate situated in the County of Cook  
\_\_\_\_\_ in the State of Illinois, to wit:

Legal Description attached hereto and made a part hereof.

11 25

STATE OF ILLINOIS

RECORDS & CLERK

COOK COUNTY

RECORDS & CLERK

11 25

DEPT-01 RECORDING \$25.50  
140003 TRAN 7480 05/06/96 12:24:00  
40682 ± LM # 96-342629  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

25<sup>50</sup>

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.  
SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; special  
governmental taxes or assessments for improvements not yet completed.  
Document No(s) \_\_\_\_\_

\_\_\_\_\_ and to General Taxes for 1995 and subsequent years.  
Permanent Real Estate Index Number(s): 14-32-412-072-1002  
Address(es) of Real Estate: 1867 N. Bissell, Unit B, Chicago, IL 60614

Dated this 23rd day of April, 19 96

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

David Balestrery (SEAL) \_\_\_\_\_  
DAVID BALESTRERY

Jennifer A. Helz (SEAL) \_\_\_\_\_  
JENNIFER A. HELZ

Jennifer Balestrery (SEAL) \_\_\_\_\_  
JENNIFER BALESTRERY

Warranty Deed

Individual to Individual

David Balestrery and Jennifer A. Helz

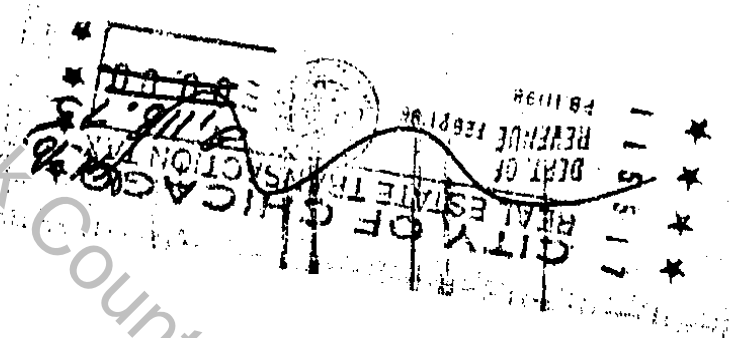
a/k/a Jennifer Balestrery

TO

Tracy Potter

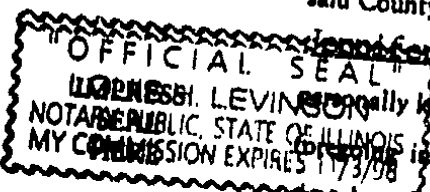
GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office



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 David Balestrery and Jennifer A. Helz, a/k/a Jennifer Balestrery, married to each other,



personally known to me to be the same persons whose name S subscribed to the 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 31<sup>st</sup> day of February 19 96

*[Signature]*  
NOTARY PUBLIC

this instrument was prepared by Louis H. Levinson, 33 N. LaSalle St, #3200, Chicago, IL 60602

Felice Bressler  
(Name)  
Sachnoff & Weaver  
30 S. Wacker - #2900  
(Address)  
Chicago, IL 60606  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Tracy Potter  
(Name)  
1867 N. Bissell, Unit B  
(Address)  
Chicago, IL 60614  
(City, State and Zip)

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

LEGAL DESCRIPTION  
**UNOFFICIAL COPY**

**PARCEL 1:**

UNIT B IN THE 1867 NORTH BISSELL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
THE SOUTH 24 FEET 1/8 INCHES' AS MEASURED ON THE WEST LINE BY 24 FEET 2 3/4 INCHES, AS MEASURED ON THE EAST LINE OF LOT 26 IN SUB-BLOCK 3 IN BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93337219; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR LIGHT AND AIR OVER THE NORTH 2 FEET OF LOT 27 IN FAVOR OF THE SOUTH 48-3/12 FEET AS MEASURED ON TH WEST LINE AND THE SOUTH 48 FEET 4-3/4 INCHES AS MEASURED ON THE EAST LINE OF LO 26 TO REMAIN IN EFFECT SO LONG AS THE BUILDING ON SAID PART OF LOT 26 AND IMMEDIATELY ADJACENT TO SAID STRIP OF AND SHALL REMAIN STANDING, AS SHOWN IN DEED FROM LETHA WERKMEISTER AND OTHERS TO MARIE M. PAGANE AND CHARLES V. PAGAE, HER HUSBAND, AND OTHERS, DATED SEPTEMBER 20, 1944 AND RECORDED NOVEMBER 24, 1944 AS DOCUMENT 13402816.

**PARCEL 3:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT RECORDED APRIL 28, 1993 AS DOCUMENT 93312614 FOR INGRESS AND EGRESS AND MAINTENANCE PURPOSES, ENCROACHMENT OF GARAGE, MAINTENANCE OF CONCRETE STAIRS, PRIVATE YARD, EXISTING WOODEN FENCE, USE OF COMMON WALKWAY AND ENCROACHMENT OF BUILDING OVER PART OF THE LAND LYING NORTH OF AND AJOINING SUBDIVISION LAND AS MORE PARTICULARLY DESCRIBED THEREIN.

For the property commonly known as 1867 N. Bissell, Unit B, Chicago, IL 60614  
P.I.N. 14-32-412-072-1002

96347629

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Property of Cook County Clerk's Office