

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS,

No. 810  
November 1994

~~JOINT TENANCY~~  
**WARRANTY DEED**  
**Statutory (ILLINOIS)**  
**(Individual to Individual)**

96365681

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(S) single never married  
Jeffrey A. Hale, \* 340 W. Diversey Parkway, #1216  
Chicago, Illinois 60657, single never married  
of the City of Chicago County of Cook  
State of Illinois for and in consideration of  
Ten & 00/100(\$10.00) DOLLARS,  
and other good and valuable considerations \_\_\_\_\_  
\_\_\_\_\_ in hand paid,

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 0589 05/14/96 14:35:00  
#3309 # ER #-96-365681  
COOK COUNTY RECORDER

CONVEY(S) \_\_\_\_\_ and WARRANT(S) \_\_\_\_\_ to  
Brett Houston  
2738 N. Pine Grove Avenue, Unit 1432  
Chicago, Illinois 60614  
(Names and Address of Grantees)  
~~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:

Above Space for Recorder's Use Only

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

2580  
R

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): 14-28-206-005-1272

Address(es) of Real Estate: 340 W. Diversey Parkway, Unit 1216, Chicago, Illinois 60657

DATED this: 05th day of APR 19 96

Jeffrey A. Hale (SEAL) \_\_\_\_\_ (SEAL)

Jeffrey A. Hale (SEAL) \_\_\_\_\_ (SEAL)

Please print or type names below signature  
"OFFICIAL SEAL"  
NEO G. AUBEL  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7/22/99

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 Jeffrey A. Hale,

single never married

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

96365681

7102 234 9602202

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Warranty Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

COOK  
CO. NO. 018  
075049



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE

100.00

CHGO.

REVENUE  
MAY 1998

50.00

750.00

96365681

Given under my hand and official seal, this 25<sup>th</sup> day of April 19 96  
 Commission expires 7/22 19 99  
 NOTARY PUBLIC

This instrument was prepared by Leo G. Aubel, Aubel & Aubel, P.C., 55 W. Monroe St., Suite 3500  
 (Name and Address) Chicago, IL 60603

MAIL TO: Brett D. Houston  
 (Name)  
340 W. Diversy #1216  
 (Address)  
Chicago, IL 60657  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Brett D. Houston  
 (Name)  
340 W. Diversy  
 (Address)  
Chicago, IL 60657  
 (City, State and Zip)

OR  
 RECORDER'S OFFICE  
**BOX 333-CTI**

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 1216 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOT 6 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 16 INCHES NORTH OF THE LINE OF SAID WEST DIVERSEY PARKWAY):

ALSO THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE), ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND THE NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 23400546, TOGETHER WITH AN UNDIVIDED PERCENTAGE IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

### PARCEL 2:

EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL TOGETHER WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTING TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957 AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 126 FEET ALONG THE BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS: THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER LINE OF SAID NORTH COMMONWEALTH AVENUE) IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NO.: 14-28-206-005-1272

COMMONLY KNOWN AS: 340 W. DIVERSEY PARKWAY, UNIT 1216  
CHICAGO, ILLINOIS 60657

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