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97-0308 WARRANTY DEED
General Partnership (Joint Venture)
to Individual

97392714

THE GRANTOR, Renaissance/Thrush
Joint Venture, an Illinois General
Partnership, of the City of Chicago,
County of Cook, State of Illinois for and
in consideration of Ten and 00/100ths
(\$10.00) Dollars, in hand paid, Conveys
and Warrants to Bobby Hodges and
Martha Preston of 6132 S Greenwood,
Chicago, Illinois 60637.

Joc

(The Above Space For Recorder's Use Only)

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

PARCEL 1: (LEGAL ATTACHED)

RECORDER'S OFFICE
100014 TRAP 2569 05/03/97 14:24:00
\$2632 + JUI * - 97 - 392714
COOK COUNTY, ILLINOIS

THAT PART OF THE NORTH 50 FEET OF BLOCK 2 IN RUSBY'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE NORTH LINE THEREOF THROUGH A POINT
100 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 2 AND LYING EAST OF A LINE DRAWN
PERPENDICULAR TO THE NORTH LINE THEREOF THROUGH A POINT 25 FEET EAST OF THE NORTHWEST
CORNER OF SAID BLOCK 2, IN COOK COUNTY, ILLINOIS.

EXEMPTION:

AGREEMENT TO MAINTAIN IMPROVEMENTS ON THE PREMISES TO THE NEAREST AND ADJOINING SPECIALLY
ZONED FRONT RENAISSANCE/THRUSH JOINT VENTURE VILLAGE PARTS OF 60637 AND 60638 ARE
REQUIRED.

SUBJECT TO: General Real Estate Taxes for the year 1996 and subsequent years; use and occupancy restrictions and
building lines of record, applicable zoning and building laws and ordinances; easements, party walls, party wall rights and
agreements; Easement and Party Wall Agreement for Plaisance Townhomes recorded July 2, 1996 with the Cook county
Recorder of Deeds as Document #96-507136; and acts done or suffered by Purchaser or anyone claiming by, through or
under Purchaser.

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

Permanent Real Estate Index Number. 20-14-310-049

Address of Real Estate: 1003 East 61st Street; Chicago, IL 60637

Dated this 30th day of May, 1997

25.50
\$

Renaissance/Thrush Joint Venture

97392714

George H. Thrush, President
Thrush Woodlawn, Inc.

William Jones, Executive Director
Renaissance Development Corporation

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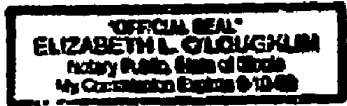
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that George H. Thrush and William Jones, 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 30th day of May, 1997.

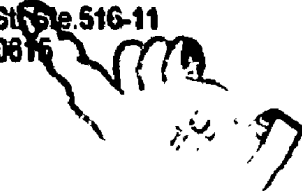
Commission expires 5/10/99, 19 Elizabeth L O'Loughlin
Notary Public

This instrument was prepared by: Elizabeth O'Loughlin
Closing Manager
357 West Chicago Avenue
Chicago, IL 60610



Mail to:
Mr. Keith Davis
1525 E. 53rd St. Ste. 510-11
Chicago, IL 60616

Send Subsequent Tax Bills To:
Bobby J. Holmes
1003 E. 61st Street
Chicago, IL 60637



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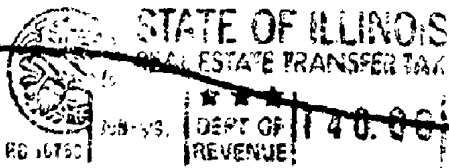
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LEGAL DESCRIPTION:

THAT PART OF THE NORTH 50 FEET OF BLOCK 3 IN BUSBY'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE NORTH LINE THEREOF THROUGH A POINT 24.42 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 3, IN COOK COUNTY, ILLINOIS.

97392714

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 EASEMENTS RECORDED AS DOCUMENT NUMBER 96-507136 AND IF ANY PART OF THE IMPROVEMENTS ON THE PROPERTY ENCROACH ON AN ADJOINING UNIT, AN EASEMENT IS ALSO GRANTED TO MAINTAIN THE ENCROACHMENT FOR SO LONG AS THE IMPROVEMENT EXISTS 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, AND GRANTOR ALSO RESERVES AN EASEMENT FOR THE BENEFIT OF AN ADJOINING UNIT TO MAINTAIN ANY ENCROACHMENT OF AN IMPROVEMENT ONTO THE PREMISES FOR AS LONG AS THE IMPROVEMENT EXISTS.



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