

GEORGE E. COLE
LEGAL FORMS

No. 810 REC
February 1996

WARRANTY DEED
Joint Tenancy
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 or merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S) Edith N. Hill and Stanley L. Hill, her husband

of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten DOLLARS, and other good and valuable considerations in hand paid,

CONVEY(S) and WARRANTS(S) to ELLINH

Thaddeus Nix, DeLois M. Nix, and Brian Nix
2629-A South Michigan Avenue, Chicago, IL 60616

(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

Legal description on reverse side

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law 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): 17-27-304-140

Address(es) of Real Estate: 2629-A South Michigan Avenue Chicago, IL 60616

DATED this 13th day of March 1998

Please print or type name(s) below signature(s)

Edith N. Hill
Edith N. Hill

(SEAL)

Stanley L. Hill
Stanley L. Hill

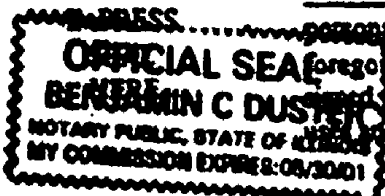
(SEAL)

(SEAL)

(SEAL)

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 Edith N. Hill and Stanley L. Hill, her husband

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



BOOK 362-371

769890 CILCINAH
98022333
Hill

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THE WEST 20.17 FEET OF THE EAST 48.63 FEET OF THE SOUTH 84.50 FEET OF THE NORTH 109.0 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: THAT PART OF BLOCKS 80 AND 81 IN CONAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIANS, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE BEING 511.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STENSON'S SUBDIVISION OF BLOCK 80 AFORESAID WITH A LINE BEING FROM A POINT ON THE NORTH LINE OF LOT 11, 60.0 FEET EAST OF THE NORTHEAST CORNER OF LOT 9 IN THOMAS STENSON'S SUBDIVISION AFORESAID TO A POINT ON THE SOUTH LINE OF LOT 13, 60.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 IN CONAL TRUSTEES' SUBDIVISION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT ON A LINE BEING 300.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STENSON'S SUBDIVISION AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE TO A POINT ON THE WEST LINE OF VINCENNE SOUTH INDIANA AVENUE, BEING A LINE BEING FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STENSON'S SUBDIVISION AFORESAID TO THE SOUTHWEST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 AFORESAID, THENCE SOUTH ALONG SAID WEST LINE OF BEGINNING AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STENSON'S SUBDIVISION AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 16461 TO MICHAEL V. SMITH AND GUY F. SMITH, HIS WIFE, DATED MAY 22, 1970 AND RECORDED AUGUST 10, 1970 AS DOCUMENT 2222579 FOR PURPOSES OF VEHICULAR PARKING, RESTROOMS, INGRESS AND EGRESS AND USE OF THE PLAYGROUND, GYM GYMNASIUM AND OTHER COMMON FACILITIES OVER AND UNDER THE COMMON FACILITIES OVER AND UNDER THE COMMON PARCEL DESCRIBED IN INSTRUMENT 'A' IN DECLARATION OF GUY F. SMITH, EASEMENTS, COVENANTS, AND RESTRICTIONS DATED JUNE 5, 1968 AND ENCL. JUNE 29, 1968 AS DOCUMENT 2081645, AND SUBSEQUENT DECLARATION DATED AUGUST 2, 1969 AND RECORDED AUGUST 6, 1969 AS DOCUMENT 2082570 AND FIRST AMENDMENT DATED SEPTEMBER 22, 1969 AND RECORDED DECEMBER 22, 1969 AS DOCUMENT 2108430, ALL IN COOK COUNTY, ILLINOIS

Given under my hand and official seal, this 13th day of March 1998

Commission expires 19

Benjamin C. Duster
 NOTARY PUBLIC

This instrument was prepared by Attorney Benjamin C. Duster, 7439 S. Cottage Grove, Chgo, IL 60619
 (Name and Address)

Mr. Ronald G. Draper

MAIL TO: {
 (Name)
55 West Van Buren
 (Address)
Chicago, IL 60605
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Mr. Brian T. Nix
 (Name)
2629-A South Michigan Ave
 (Address)
Chicago, IL 60616
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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