

1998-05-11 14:48:33

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

1AL

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) Morris I. Kaplan and Judith M. Kaplan, husband and wife
20157 W. ...
of the City of Glenview County of Cook
State of Illinois for and in consideration of
Ten (\$10,000) DOLLARS,
and other good and valuable considerations _____
_____ in hand paid.

CONVEY(S) _____ and WARRANTY(S) _____ to
Stephen R. Lichtman and Susan A. Lichtman
101 Orchard St., Michigan City, IN 46360
(Names and Address of Grantee(s))
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

As legally described in Exhibit A attached hereto and made a part hereof.

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): 17-03-108-017-1333

Address(es) of Real Estate: 1313 Ritchie Ct., Unit 1903, Chicago, Illinois 60610

DATED this: 7th day of May 19 98

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

Morris I. Kaplan (SEAL) Judith M. Kaplan (SEAL)
Morris I. Kaplan Judith M. Kaplan

_____ (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for

OFFICIAL SEAL
CONSTANTINE KALAMATIANNOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-10-99

IMPRESS
SEAL
HERE

said County, in the State aforesaid, DO HEREBY CERTIFY that Morris I. Kaplan
and Judith M. Kaplan, husband and wife

personally known to me to be the same person s whose name s are _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t hey 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.

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

REAL ESTATE TRANSACTION
4650

Given under my hand and official seal, this 7th day of May 19 98
Commission expires May 10 19 99
Christina Valverde
NOTARY PUBLIC

This instrument was prepared by Dean Kalamatianos, 2824 W. Diversey Ave., Chicago, IL 60647
(Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Mr. Samuel J. Tamkin
(Name)
Two North Riverside Plaza #1411
(Address)
Chicago, Illinois 60606
(City, State and Zip)

Mr. Stephen R. Lichtman
(Name)
1313 Ritchie Court, Unit 1903
(Address)
Chicago, Illinois 60610
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

68E: 76028586

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EXHIBIT A

LEGAL DESCRIPTION

1313 RITCHIE COURT
UNIT 1903
CHICAGO, ILLINOIS 60610

UNIT 1903 IN RITCHIE COURT PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 10 TO 14, INCLUSIVE, AND LOTS 1 TO 5, INCLUSIVE, IN BLOCK 2 D. H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 10 WITH A LINE DRAWN PARALLEL TO AND 100 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID BLOCK 2; THENCE EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY ON A LINE DRAWN PARALLEL TO AND 100 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2, TO THE NORTH LINE OF SAID LOT 4; THENCE EAST ON SAID NORTH LINE OF LOT 4 TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 102 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 161.50 FEET, (MEASURED 161.51 FEET RECORD) MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 1, WHICH IS 102 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 2 (BEING THE NORTH LINE OF EAST GOETHE STREET), A DISTANCE OF 102 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 2 (BEING THE EASTERLY LINE OF RITCHIE COURT), A DISTANCE OF 182.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 03081262 AND AMENDED BY DOCUMENT 94189912, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 1997 AND SUBSEQUENT YEARS; PROVIDED THAT NONE OF THE FOREGOING INTERFERE WITH OR IMPAIR THE USE OF THE REAL ESTATE AS A SINGLE FAMILY CONDOMINIUM UNIT.

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