

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy

THE GRANTORS, DONALD E. SWANSON and VALERIE SWANSON, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid CONVEYS and WARRANTS to O'NEAL E. HAMM and LORRAINE L.M. HAMM, Grantees, of 7454 N. Hoyne, Chicago, not as Tenants in Common, but in Joint Tenancy with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

99424771

4761/0317 03 001 Page 1 of 3
1999-05-03 13:56:56
Cook County Recorder 25.50

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION.



99424771

P.T.N. 11-30-311-025-1004

Commonly known as 7454 N. Hoyne, Unit #1N, Chicago, Illinois.

BT
RP

TICOR TITLE INSURANCE

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.

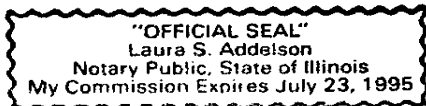
DATED this 27th day of April, 1994

Donald E. Swanson
Donald E. Swanson

Valerie Swanson
Valerie Swanson

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 DONALD E. SWANSON and VALERIE SWANSON, husband and wife, 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.

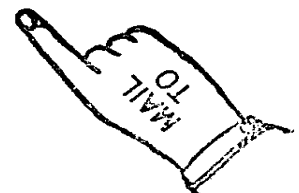
Given under my hand and official seal this 27th day of April, 1994.



Laura S. Addelson
Notary Public

This instrument was prepared by Laura S. Addelson & Associates, P.C., 500 Davis Center - Suite 701, Evanston, Illinois 60201

Mail recorded document to William Gerard, Sr., 227 W. Monroe, Suite 5025, Chicago, Illinois 60606.



Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP APR 29 '99
P. 11430
48.25

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR 29 '99
60.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
APR 29 '99
P. 11189
603.75

Property of Cook County Clerk's Office

UNIT 7454-1N AS DELINEATED ON SURVEY OF LOT 6 IN JENNETT'S HOYNE AVENUE SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4, NORTH OF INDIAN BOUNDARY LINE OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY DONALD E. SWANSON AND VALERIE SWANSON, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 94084352.

P.T.N. 11-30-311-025-1004

Commonly known as 7454 N. Hoyne, Unit #1N, Chicago, Illinois

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 CONDOMINIUM, AFORESAID, 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. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Subject only to the following, if any; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed governmental taxes or assessments; general taxes for the year 1993 and subsequent years; installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium.

