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EXHIBIT A

UNIT 305 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF THE EAST 33 RODS OF SAID NORTH EAST QUARTER; THENCE SOUTH 99 DEGREES, 03 MINUTES, 30 SECONDS WEST ON THE WEST LINE OF SAID EAST 33 RODS OF THE NORTH EAST 1/4, A DISTANCE OF 153.12 FEET; THENCE NORTH 90 DEGREES, 00 SECONDS, WEST, A DISTANCE OF 20.57 FEET FOR THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 30 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 79.0 FEET; THENCE NORTH 60 DEGREES 00 MINUTES, 00 SECONDS WEST A DISTANCE OF 100.41 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 161.63 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 79.0 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 10.0 FEET; THENCE SOUTH 79 DEGREES, 36 MINUTES, 32 SECONDS EAST, A DISTANCE OF 44.40 FEET; THENCE SOUTH 30 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE SOUTH 60 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 104.78 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766, AND NOT INDIVIDUALLY FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT LR 2813918; TGO WITH AN UNDIVIDED PERCENTAGE INTEREST 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 OF CONDOMINIUM AND SURVEY), IN COOK COUNTY, ILLINOIS

3731675

Subject to

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED NOVEMBER 12, 1970 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES NOVEMBER 17, 1970 AS DOCUMENT LR 2530976 AND AS CREATED BY DEED (OR MORTGAGE) FROM HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766 TO BETTY I. BLONDER DATED AUGUST 5, 1967 AND KNOWN AS TRUST NUMBER 32766 TO BETTY I. BLONDER DATED AUGUST 5, 1975 AND FILED AUGUST 18, 1975 AS DOCUMENT LR 2824500 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

subject to

THE RIGHT TO THE USE OF PARKING SPACE 30, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT LR2813918.

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Handwritten scribbles and marks in the top left corner.

Property of Cook County Clerk's Office

Vertical text or stamp on the left side of the page.

WARRANTY DEED Joint Tenancy for Illinois

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form make any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, Made this 1st day of AUGUST, 1988 between Martin K. Blonder, married to Ruth E. Blonder, surviving joint tenant and residuary* of the Village of Morton Grove in the County of Cook and State of Illinois parties of the first part, and Isadore E. Milstein and Jean Milstein, his wife, 3101 W. Jarvis Avenue, Chicago, Illinois

3731675

(NAME AND ADDRESS OF GRANTEE(S))

parties of the second part, WITNESSETH, That the part ies of the first part, for and in consideration of the sum of Ten and no/100ths Dollars and other good and valuable consideration in hand paid, convey

Above Space For Recorder's Use Only.

and warrant ... to the parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate, to-wit: Legal description as described in Exhibit A attached hereto and made a part hereof.

Subject to covenants, conditions and restrictions of record; terms, provisions covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; general taxes for the year 1987 (2nd installment only) and subsequent years; assessments established pursuant to the Declaration of Condominium.

*devisee of the estate of Betty I. Levin

COOK 012 9-88 also correct memo on homestead exemption

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG 11 '88 DEPT. OF REVENUE
56.25

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP AUG 11 '88
56.25

VILLAGE of SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Amount \$226 PAID: Skokie Office

11-AUG-88

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situated in the County of Cook, in the State of Illinois, 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 the above granted premises unto the parties of the second part forever, not in tenancy in common, but in joint tenancy.

Permanent Real Estate Index Number(s): 10-16-204-029-1029

Address(es) of Real Estate: 4901 Golf Road, Unit 305, Skokie, Illinois 60077

IN WITNESS WHEREOF, the part ies of the first part have hereunto set their hand s and seal s the day and year first above written.

Martin K. Blonder (SEAL)
MARTIN K. BLONDER

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

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

This instrument was prepared by Martin K. Blonder, Rosenthal and Schanfield, 55 East Monroe Street, Suite 4620, Chicago, Illinois (NAME AND ADDRESS) 60603

Send subsequent tax bills to Isadore E. Milstein, 4901 Golf Road, Unit 305, Skokie, IL (NAME AND ADDRESS)

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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Joyce Anne Polivka, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Martin K. Blonder married to Ruth E. Blonder

personally known to me to be the same persons 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.

Given under my hand and official seal this 1st day of AUGUST 1988

(Impress Seal Here)

Joyce Anne Polivka
Notary Public

Commission Expires JUNE 27, 1989

RECEIVED
CLERK OF COOK COUNTY
JUL 11 1988
3731675

3731675

REGISTER OF DEEDS
CLERK OF COOK COUNTY
JUL 11 1988

Joyce
3731675
Address

Husband Each
Wife Other
Submitting to

A 3731675
D NEW 20117.10

Remitted to

Sig. Card
CTI

71-68-202

Box

Warranty Deed

JOINT TENANCY FOR ILLINOIS

TO

ADDRESS OF PROPERTY:

MAIL TO:

Kenneth W. Funk
225 W. Washington #1700
Chicago, IL 60606

GEORGE E. COLE
LEGAL FORMS