

UNOFFICIAL COPY 00444279

WARRANTY DEED

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2000-06-16 11:53:15
Cook County Recorder 25.50



00444279

ATGF, INC. 1168001 1/3

32

THE GRANTOR, Mark Chapman, a single man, of the State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, convey and warrant to Kevin Krueger, a divorced man, and Melanie Killis, a married woman, not as tenants in common but in JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS, IF ANY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; EXISTING LEASES AND TENANCIES; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; INSTALLMENTS NOT DUE AT THE DATE HEREOF OR ANY SPECIAL TAX OR ASSESSMENT FOR IMPROVEMENTS HERETOFORE COMPLETED; GENERAL TAXES FOR THE YEAR 1999 AND SUBSEQUENT YEARS.

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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, forever.

DATED this 25th day of May, 2000

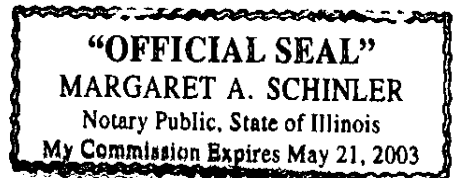
Mark S. Chapman
Mark Chapman

State of Illinois, County of Cook, SS, I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Chapman, personally known to me to be the same person 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 25th day of May, 2000.

My commission expires 5/21/2003, 19

[Signature]



This instrument was prepared by Howard Peritz, 175 Olde Half Day Road, Suite 290, Lincolnshire, Illinois 60069.

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Address of Property
617 Bridgeport
Wheeling, Illinois 60090
The above address is for statistical
purposes only and is not a part of this
deed.


*Tax bill to
and*

Mail to: Kevin Krueger
Melanie Krills
617 Bridgeport
Wheeling IL 60090

Property of COOK COUNTY Clerk's Office

STATE TAX

STATE OF ILLINOIS



JUN. 13.00


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009168

REAL ESTATE TRANSFER TAX
00137.00
FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 12.00

REVENUE STAMP

0000009173

REAL ESTATE TRANSFER TAX
00068.50
FP326665

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OMC No.: 10197350

3. Legal Description:

UNIT 31A IN CHELSEA COVE CONDOMINIUM NO. 1 AS DELINEATED ON A SURVEY OF A PART OF LOT 1 IN "CHELSEA COVE", A SUBDIVISION BEING PART OF LOTS 5, 6 AND 7 TAKEN AS A TRACT, IN OWNER'S DIVISION OF BUFFALO CREEK FARM, BEING A SUBDIVISION OF PART OF SECTION 2, 3, 4, 9 AND 10, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1973 AS DOCUMENT NO. 22205368 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 77166 RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22604309, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

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