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2000-07-24 10:13:54
Cook County Recorder 25.50



00553090



Mail To:

Mr. Eugene R. Laporte
1100 West Northwest Highway
Mount Prospect, IL 60056

Above Space for Recorder's Use Only

2799
JP

THE GRANTOR(S), **JOSEPH J. PHALEN and MICHELLE S. PHALEN, his wife**, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

NOELL R. EMMER, 2631 North Wilton, Chicago, IL 60614

PROFESSIONAL NATIONAL
TITLE NETWORK, INC.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

P37 IN THE WINDSOR PARK II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 & 6 TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS (EXCEPT THE WEST 26 FEET OF SAID VACATED ALLEY), LOT 24 (EXCEPT THE NORTH 12 FEET LYING EAST OF THE WEST 10.5 FEET OF SAID LOT), LOTS 25, 26, 27, 28 AND 29 (EXCEPT WEST 10 FEET OF LOTS 28 AND 29 DEDICATED FOR A PUBLIC ALLEY BY PLAT RECORDED JUNE 6, 1916 AS DOCUMENT NO. 5883040), LOTS 30, 31, 32 AND 33 ALL IN BLOCK 3 BELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98672351 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR 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 AND THE RIGHT TO GRANT SAID RIGHTS AND EASEMENTS IN CONVEYANCES AND MORTGAGES OF SAID REMAINING PROPERTY.

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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Transaction is exempt pursuant to the provisions of paragraph (e), Section 305 1/4 of the Real Estate Transfer Tax Act.

Justin Q. Curly
Attorney

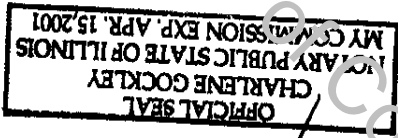
2/29/00

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NOELL R. EMMER
P37, 725 West Sheridan
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

This instrument was prepared by: Timothy J. Crowley, 1025 Ogden Avenue, Lisle, IL



Notary Public

Charlene Gockley

Given under my hand and official seal, this 29th day of February, 2000.

I, the undersigned, a Notary In and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH J. PHALEN and MICHELLE S. PHALEN, his 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 they 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.

State of Illinois)
) ss.)
County of DuPage)

Joseph J. Phalen
Joseph J. Phalen

MICHELLE S. PHALEN

Michelle S. Phalen

Dated this 29th day of February, 2000.

Permanent Index Number (PIN): 14-21-103-042-1090
Address(es) of Real Estate: P37, 725 West Sheridan, Chicago, IL 60613

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STATEMENT BY GRANTOR AND GRANTEE
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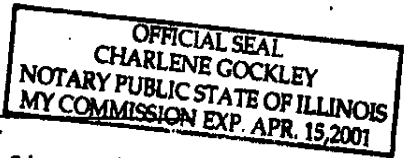
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Feb. 29, 2000 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said

this 29th day of February 192000.

Notary Public [Signature]



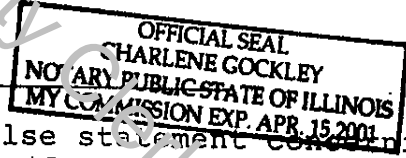
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 2/29, 192000 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said

this 29th day of February 192000.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)