

UNOFFICIAL COPY

GEORGE E. COLE®
LEGAL FORMS

No. 810 REC
April 2000

0010060652

8726/0038 52 001 Page 1 of 3
2001-01-24 09:32:42
Cook County Recorder 25.50



0010060652

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

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 or merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S)

STEVEN J. WIGGINTON and NANCY WIGGINTON, Husband and Wife, of 10 Terra Way, of the City of Livermore County of Alameda State of California for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,

CONVEY(S) --- and WARRANTS(S) --- to WILLIAM ANDREW LAURITZEN and KATHRYN MARIA GALVIN, of 2226 N. Dayton, Chicago, IL 60614

(Names and Address of Grantees)

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:

See Exhibit "A" Attached Hereto,

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2000 and subsequent years,

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): 14-29-400-048-0000

Address(es) of Real Estate: 2707 N. Lincoln Avenue, #H, Chicago, Illinois 60614

DATED this: 13th day of January 2001

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

	(SEAL)		(SEAL)
<u>STEVEN J. WIGGINTON</u>		<u>NANCY WIGGINTON</u>	
_____	(SEAL)	_____	(SEAL)

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

IMPRESS
SEAL
HERE

Steven J. Wigginton and Nancy Wigginton, Grantors,
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.

13355/STL

UNOFFICIAL COPY

GEORGE E. COLE®
LEGAL FORMS

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

Property of Cook County Clerk's Office

City of Chicago
Dept. of Revenue
243918
01/22/2001 13:40 Batch 14389 55



Real Estate
Transfer Stamp
\$3,150.00

STATE OF ILLINOIS
JAN 22 01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

JAN 22 2001
REAL ESTATE TRANSFER TAX
00420000
FP326669

COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE STAMP
JAN 22 01

JAN 22 2001
REAL ESTATE TRANSFER TAX
00210000
FP326670

OFFICIAL SEAL
CHRISTOPHER L. PALANCA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 18, 2001

Given under my hand and official seal, this 13th day of January 20 01

Commission expires April 18 20 01

Christopher L. Palanca
NOTARY PUBLIC

This instrument was prepared by Christopher L. Palanca, Atty., 410 S. Michigan Ave., Chicago, IL 60605
(Name and Address)

Lloyd E. Gussis, Atty.
(Name)
2524 N. Lincoln Ave.
(Address)
Chicago, Illinois 60614
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
William A. Lauritzen
(Name)
2707 N. Lincoln Ave., #H
(Address)
Chicago, Illinois 60614
(City, State and Zip)



OR RECORDER'S OFFICE BOX NO. _____

LEGAL DESCRIPTION

PARCEL 1:

(PARCEL 8) THE SOUTHEASTERLY 17.41 FEET OF THE NORTHWESTERLY 89.93 FEET (EXCEPT THE SOUTHWESTERLY 76.43 FEET) OF THE FOLLOWING DESCRIBED TRACT:

THE "TRACT" BEING DESCRIBED AS: LOTS 25 THROUGH 28 IN BROOMELL'S SUBDIVISION (EXCEPT THE EAST 6 2/3 ACRES) OF OUTLOT 10 AND (EXCEPT THE EAST 3 1/3 ACRES) OF OUTLOT 13 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SEMINARY COURT TOWNHOMES RECORDED AUGUST 29, 1995 AS DOCUMENT NUMBER 95573176 FOR INGRESS AND EGRESS OVER: LOTS 25 THROUGH 28 IN BROOMELL'S SUBDIVISION (EXCEPT THE EAST 6 2/3 ACRES) OF OUTLOT 10 AND (EXCEPT THE EAST 3 1/3 ACRES) OF OUTLOT 13 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PROPERTY TAKEN AS A TRACT, THE SOUTHEASTERLY 43.76 FEET AND EXCEPT THE SOUTHWESTERLY 63.50 FEET OF THE NORTHWESTERLY 47.41 FEET OF THE SOUTHEASTERLY 103.67 FEET AND EXCEPT THE NORTHWESTERLY 47.25 FEET OF THE SOUTHEASTERLY 163.76 FEET OF THE SOUTHWESTERLY 63.50 FEET AND EXCEPT THE NORTHWESTERLY 20.50 FEET AND EXCEPT THAT PART OF THE SOUTHEASTERLY 113.0 FEET OF THE NORTHWESTERLY 146.75 FEET THAT LIES NORTHEASTERLY OF THE SOUTHWESTERLY 76.33 FEET AND EXCEPT THAT PART OF THE SOUTHEASTERLY 13.25 FEET OF THE NORTHWESTERLY 33.75 FEET THAT LIES NORTHEASTERLY OF THE SOUTHWESTERLY 106.50 FEET AND EXCEPT THAT PART OF THE SOUTHEASTERLY 9.50 FEET OF THE NORTHWESTERLY 156.25 FEET THAT LIES NORTHEASTERLY OF THE SOUTHWESTERLY 98.45 FEET) IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Property of Cook County Clerk's Office