

UNOFFICIAL COPY

0010115304

913570022 02 001 Page 1 of 3
2001-02-13 09:45:25
Cook County Recorder 25.50

Form No. MR
AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

**Warranty Deed
TENANCY BY THE ENTIRETY
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 of merchantability or fitness for a particular purpose.



0010115304

THE GRANTOR (NAME AND ADDRESS)

FERENC S. SZEPPFALUSY, JR.
and
SANDRA L. SZEPPFALUSY, his
wife

4322 Prospect
Village 136345

(The Above Space For Recorder's Use Only)

of the Western Springs County

of Cook, State of Illinois

for and in consideration of Ten and no/100 DOLLARS, & other good & valuable
in hand paid, CONVEY and WARRANT to consideration

RICHARD C. CURLIN and S. LOUANN CURLIN, his wife
6109 Birkdale Drive, Plano, Texas 75093

(NAMES AND ADDRESS OF GRANTEES)

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for _____ and subsequent years and

Permanent Index Number (PIN): 13-06-400-029

Address(es) of Real Estate: 4322 Prospect, Western Springs, IL 60558

DATED this _____ day of February 2001

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(X) Ferenc S. Szeppfalusy (SEAL) (X) Sandra L. Szeppfalusy (SEAL)

(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

Ferenc S. Szeppfalusy and Sandra L. Szeppfalusy 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, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal this 7th day of February 2001

Commission expires _____
BERNADETTE C LACORTE
NOTARY PUBLIC STATE OF ILLINOIS

This instrument was prepared by Mark E Becker 1105 W. Burlington Avenue
Western Springs, IL 60558

*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

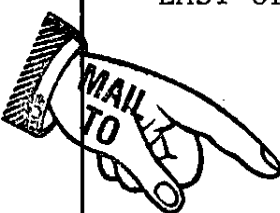
STEWART TITLE OF ILLINOIS
2 N. LA SALLE ST., SUITE 1920
CHICAGO, ILLINOIS 60602

Legal Description

of premises commonly known as 4322 Prospect

Western Springs, IL 60558

THAT PART OF LOTS 6 AND 7, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6, SAID CORNER BEING THE INTERSECTION OF THE WESTERLY LINE OF PROSPECT AVENUE, WITH THE NORTHERLY LINE OF WALNUT STREET, AS NOW LAID OUT; RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF WALNUT STREET, 200 FEET, THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES WITH SAID NORTHERLY LINE OF WALNUT STREET, A DISTANCE 138.3 FEET; THENCE EASTERLY ALONG A LINE TO A POINT IN THE WESTERLY LINE OF PROSPECT AVENUE 175.4 FEET NORTHERLY (MEASURED ALONG SAID WESTERLY LINE) OF THE PLACE OF BEGINNING; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF PROSPECT AVENUE TO THE PLACE OF BEGINNING (EXCEPT THAT PART OF SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6, SAID CORNER BEING THE INTERSECTION OF THE WESTERLY LINE OF PROSPECT AVENUE WITH THE NORTHERLY LINE OF WALNUT STREET, AS NOW LAID OUT; RUNNING THENCE NORTHERLY AND PARALLEL TO PROSPECT AVENUE 100 FEET; THENCE WEST PARALLEL TO WALNUT STREET, 150 FEET; THENCE SOUTH PARALLEL TO PROSPECT AVENUE 100 FEET; THENCE EAST 150 FEET ALONG WALNUT STREET TO THE PLACE OF BEGINNING, AND EXCEPT THAT PART OF SAID TRACT DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, SAID CORNER BEING THE INTERSECTION OF THE WESTERLY LINE OF PROSPECT AVENUE, WITH THE NORTHERLY LINE OF WALNUT STREET, AS NOW LAID OUT; RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF WALNUT STREET, A DISTANCE OF 200 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES WITH SAID NORTHERLY LINE OF WALNUT STREET A DISTANCE OF 138.3 FEET; THENCE EASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 55.65 FEET, SAID STRAIGHT LINE IF PRODUCED EASTERLY WOULD INTERSECT THE WESTERLY LINE OF PROSPECT AVENUE, AT A POINT 175.4 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF LOT 6, THENCE SOUTHERLY ALONG A STRAIGHT LINE THAT IS PARALLEL TO THE WESTERLY LINE OF PROSPECT AVENUE, A DISTANCE OF 148.3 FEET TO THE NORTHERLY LINE OF WALNUT STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF WALNUT STREET; A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING), IN BLOCK 12 IN EAST HINSDALE, IN THE EAST 1/2 OF SECTION 6, TOWNSHP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SEND SUBSEQUENT TAX BILLS TO:


MAIL TO:

TERENCE P. FALCON (Name)
714 W. Burlington Ave. (Address)
Lagrange IL 60525 (City, State and Zip)

Richard C. Curlin (Name)
4322 Prospect Avenue (Address)
Western Springs, IL 60558 (City, State and Zip)


OR RECORDER'S OFFICE BOX NO.

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

FEB.-8.01
REVENUE STAMP

0000000081

REAL ESTATE TRANSFER TAX
00283.00
FP 102810

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
STATE TAX

FEB.-8.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000082

REAL ESTATE TRANSFER TAX
00566.00
FP 102804