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2001/004 10 001 Page 1 of 3
2001-05-10 09:21:00
Cook County Recorder 25.50

WARRANTY DEED

(Tenancy by the Entirety)



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RETURN TO:

Kenneth D. Bellan
222 S. Riverside Plaza, Suite 1410
Chicago, IL 60606

NAME/ADDRESS OF TAXPAYER:

James J. and Denise L. Callahan
12801 S. 86th Avenue
Palos Park, IL 60464

THE GRANTOR(S), **Susan K. Champion, divorced and not since remarried**, of the City/Village of Palos Park, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid and other good and valuable consideration, CONVEY(S) and WARRANT(S) to:

James J. Callahan and Denise L. Callahan, husband and wife,
not as tenants in common or as joint tenants, but as Tenants by the Entirety
12033 Flint Drive, Lockport, IL 60441

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

(SEE ATTACHED LEGAL DESCRIPTION)

Permanent Index No.: 23-35-104-054

Property Address: 12801 S. 86th Avenue, Palos Park, IL 60464

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 not in tenancy in common or in joint tenancy, but in tenancy by the entirety forever.

Subject to general real estate taxes for 2000 and subsequent years and all easements, covenants, conditions and restrictions of record.

Dated this 30th day of April, 2001.

Susan K. Champion

ATGF, INC.

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

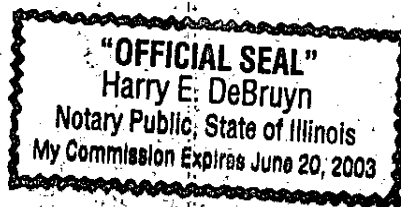
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Susan K. Champion, divorced and not since remarried**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 30th day of April, 2001.


Notary Public

This Instrument Prepared By:

Harry E. DeBruyn, Atty.
DeBruyn, Taylor and DeBruyn Ltd.
15252 S. Harlem Avenue
Orland Park, IL 60462



STATE OF ILLINOIS

STATE TAX



MAY - 2.01

REAL ESTATE TRANSFER TAX REVENUE

0000019099

REAL ESTATE TRANSFER TAX

0055000

FP 326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY - 4.01

REVENUE STAMP

0000019014

REAL ESTATE TRANSFER TAX

0027500

FP 326665

0010391851

LEGAL DESCRIPTION

That part of the North East 1/4 of the North West 1/4 of Section 35, Township 37 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at a point, the South West corner of the North East 1/4 of the North West 1/4 of said Section 35 thence North along the West line of the North East 1/4 of the North West 1/4 of said Section 35, a distance of 262.31 feet to the point of beginning; thence East along a straight line which extends to a point in the East line of the North East 1/4 of the North West 1/4 of said Section 35; which is 259.88 feet North of the South East corner of the North East 1/4 of the North West 1/4 of said Section 35 a distance of 290 feet; thence North along a line parallel to the West line of the North East 1/4 of the North West 1/4 of said Section 35, a distance of 366.71 feet more or less to a point which is 694.61 feet South of the North line of the North East 1/4 of the North West 1/4 of said Section 35; thence South Westerly along a straight line a distance of 344.60 feet more or less to a point in the West line of the North East 1/4 of the North West 1/4 of said Section 35 which is 442.31 feet North of the South West corner of the North East 1/4 of the North West 1/4 of said Section 35; thence South along the West line of the North East 1/4 of the North West 1/4 of Section 35 a distance of 180 feet to the point of beginning (excepting therefrom that part lying within the West 50 feet of the North 947.20 feet of the North East 1/4 of the North West 1/4 of said Section 35 and also excepting that part thereof lying within the West 30 feet of that part of the North East 1/4 of the North West 1/4 of said Section 35 lying South of the North 947.20 feet thereof) in Cook County, Illinois

(excepting therefrom the following described land:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 37 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Northeast 1/4 of the Northwest 1/4, thence North along the East line of said Northeast 1/4 of the Northwest 1/4 a distance of 259.88 feet; thence West along a line which intersects the West line of said Northeast 1/4 of the Northwest 1/4 a distance of 262.31 feet North of the Southwest corner of said Northeast 1/4 of the Northwest 1/4, a distance of 1033.10 feet to a point 290.00 feet East of said West line of the Northeast 1/4 of the Northwest 1/4; thence North along a line parallel with said West line of the Northeast 1/4 of the Northwest 1/4 a distance of 307.99 feet to a point which is 753.33 feet South of the North line of said Northeast 1/4 of the Northwest 1/4, said last described point being also the point of beginning; thence continuing North along the last described parallel line a distance of 40.90 feet to a Southerly line of an easement for ingress and egress and general road purposes as set forth in the Declaration of Easement made by Howard W. Bell and Elenor M. Bell dated July 13, 1955 and recorded as Document No. 16304791 and as created by deed from Howard W. Bell to Telmer P. Groset and Laverne P. Groset, his wife, dated November 3, 1969 and recorded December 9, 1969 as Document No. 21032912; thence Southwesterly along said Southerly line of an easement for ingress and egress and general road purposes a distance of 27.16 feet; thence Southeasterly along a line which forms an angle of 100 degrees, 24 minutes, 32 seconds to the left a distance of 9.74 feet; thence Easterly along a line which forms an angle of 55 degrees, 02 minutes, 13 seconds to the left of the prolongation of the last described line, a distance of 6.68 feet; thence Southeasterly a distance of 22.23 feet to said point of beginning.)

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