

UNOFFICIAL COPY

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2001-05-17 09:12:09

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Cook County Recorder

23.50

WARRANTY DEED



0010415607

GRANTORS, MARK JOYCE and DEBORAH L. JOYCE f/k/a DEBORAH L. KRUK, husband and wife, of 1939-C-Heron Avenue, Schaumburg, IL 60193, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the grantee,

JAMES L. KRUK, a single person, of 1450 Anvil Court, Bartlett, IL 60103, the following described real estate, to wit:

UNIT NUMBER 47-C-1939 C IN BRIAR POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BRIAR POINTE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 11, 1995 AS DOCUMENT 95020876, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION; AS AMENDED FROM TIME TO TIME.

SUBJECT TO: General real estate taxes not due and payable at time of closing; Building, building line and use or occupancy restrictions, conditions and restrictions of record; Zoning laws and Ordinances; Easements for public utilities; and Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; and Party walls, party wall rights and agreements; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and, if applicable; installments of assessments due after the date of closing.

Permanent Index Number: 07-32-301-033-1247
Known as: 1939-C Heron Avenue, Schaumburg, IL 60193

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

Dated this 26th day of April, 2001.

Mark Joyce
MARK JOYCE

Deborah L. Joyce
DEBORAH L. JOYCE
f/k/a DEBORAH L. KRUK

ATGF, INC.

1196584 1/2


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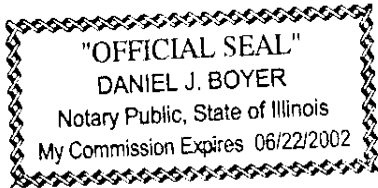
STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK JOYCE and DEOBRAH L. JOYCE f/k/a DEOBRAH L. KRUK, husband and wife, 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.

Given under my hand and official seal, this 26th day of April, 2001.



Notary Public

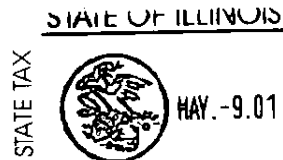


54886
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE
AMT. ADMINISTRATION
DATE 4-27-01
AMT. PAID 140.00

Prepared By: W. Thomas Powell
Powell & Boyer
124C S. County Farm Road
Wheaton, IL 60187

Tax Bill To: James L. Kruk
1939-C Heron Avenue
Schaumburg, IL 60193

Return To: W. Thomas Powell
Powell & Boyer
124C S. County Farm Rd.
Wheaton, IL 60187



REAL ESTATE TRANSFER TAX
OR PARTMENT OF REVENUE

21519492
0000019492
REAL ESTATE TRANSFER TAX
0014000
FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX



REVENUE STAMP

0000019403
REAL ESTATE TRANSFER TAX
0007000
FP326665