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2000-03-01 10:40:23

Cook County Recorder

25.50

WARRANTY DEED
TENANCY BY GNTIRETY
LOINT 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.

Chicago, IL 60603



of Cook, State of Illinois, for and	w, a single woman of 7541 Brown Avenue, of the City of Forest Park, Coun in consideration of the sum of Ten and 00/100s(\$10.00) Dollar cration in hand paid, CONVEYS and WARRANTS to	nty rs,
Troy P. Flaherty and Tracy L	. Flaherty, Husband and Wife	_
TENANIS BY THE ENTIR	TS OR TENANTS IN COMMON, BUT AS not in Tenancy— K, the following described Real Estate situated in the County of Cook in the	of in
State of Illinois, to wit: (See Revers	e Side for Legal Description)	he
Hereby releasing and waiving all rillinois. TO HAVE AND TO HO forever.	ghts under and by virtue of the Homestead Exemption Laws of the State of LD said premises not in Tenancy in Common, but in JOINT TENANCE NOT AS JOINT TENANTS OR TENANTS IN COMMON, PLUT AS TENANTS BY THE	of `Y
Subject to: See Reverse Side hereof	ENTIRETY SEIGHT SET THE	
Permanent Real Estate Index Number Address of Real Estate: 7541 Brown	er: 15-12-400-026; 15 - 12 - 400 - 024 - 1017 n Avenue, Forest Park, Illinois 60130	
My Design Limberly D. Russaw	Dated this 2 day of February, 2000 1st AMERICAN TITLE order:#1200#6196994	<u>)</u> .
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 Kimberly D. Russaw, a single woman, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she/they signed sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses an purposes therein set forth, including the release and waiver of the right of homestead.	to it, id
Given under my hand and official seal, this	2 day of July , 200	,
Commission expires: Notary Public, Clayton (My Commission Expire)	July 31, 2001.	
16 Salar Barret	NOTARY PUBLIC	_``
This instrument was prepared by Ric	hard Shopiro, Sulzer & Shopiro, Ltd., 10 South LaSalle, Suite 3505,	

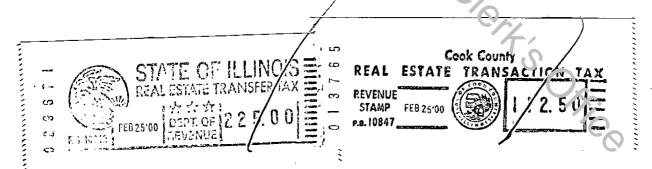
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LEGAL DESCRIPTION

Of premises commonly known as: 7541 Brown Avenue, Forest Park, Illinois 60130

See Exhibit 'A' attached hereto.

Subject to: RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.



0150254

-MAIL TO:

Maria Cristiano Pellegrini & Cristiano 6817 West North Avenue Oak Park, Illinois 60302 SEND SUBSEQUENT TAX BILLS TO:

Troy and Tracy Flaherty'

7541 Brown Avenue #6
Forest Park, Illinois 60130

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LEGAL DESCRIPTION:

UNIT NUMBER 2-07 IN BROWN STREET STATION TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 OF BROWN STREET STATION BEING A RESUBDIVISION OF LOTS 1 AND 2 IN SILVER MOON SUBDIVISION BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 1LL NOIS: WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98-212841 TOGETHER WITH ITS NTER.

OF COOK COUNTY CLOTH'S OFFICE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

15-12-400-026

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