

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) James Durkee, a married man, and William Sokolick, a married man, of P.O. Box 113, Elk Grove Village, Illinois 60009

of the Village of Elk Grove County of Cook State of Illinois for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations in hand paid,

CONVEY(S) and WARRANTS(S) to Socrates Balageorge and Demetria Balageorge, husband and wife, of 1852 S. Morris Hill Drive, Mt. Propsect, Illinois 60058

(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:

Per Schedule "A" attached hereto and made a part hereof.

This is not Homestead property.

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, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 08-22-204-022-0000

Address(es) of Real Estate: 1852 S. Morris Hill Drive, Mt. Propsect, Illinois 60058

DATED this: 8th day of January 2002

Signature of James Durkee

(SEAL)

Signature of William Sokolick

(SEAL)

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

James Durkee

William Sokolick

(SEAL)

(SEAL)

State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Durkee, a married man, and William Sokolic, a married man

IMPRESS SEAL HERE

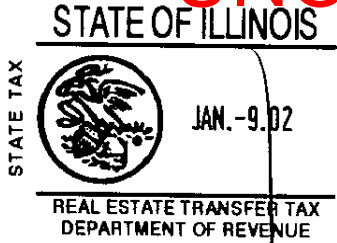
personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t hey signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

79 69891 D1 Carafeno

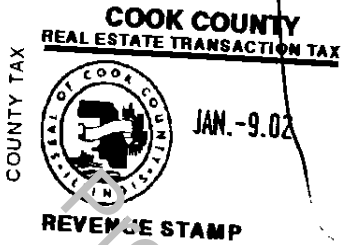
3 MAC

UNOFFICIAL COPY

GEORGE E. COLE®
LEGAL FORMS



0000020871
REAL ESTATE TRANSFER TAX
00475.00
FP 102808

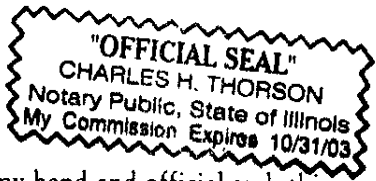
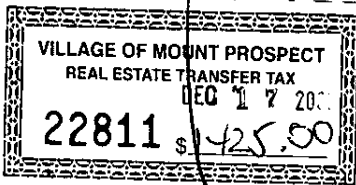


0000020925
REAL ESTATE TRANSFER TAX
00237.50
FP 102802

TO

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

Subject to: General real estate taxes for 2001 and later years, easements, covenants, conditions, restrictions and reservations of record.



Given under my hand and official seal, this 8th day of January 2002

Commission expires 20

Charles H. Thorson
NOTARY PUBLIC

This instrument was prepared by Charles H. Thorson, attorney at law, 215 Fulton Street, Geneva, IL 60134 (Name and Address)

Arthur Stamas, Esq.

MAIL TO:

(Name)
330 N. Wabash Ave., #2601
(Address)
Chicago, IL 60611

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Socrates & Demetria Balageorge

(Name)

1852 S. Morris Hill Drive, Mt. Prospect, IL

(Address)

60058

OR RECORDER'S OFFICE BOX NO.

(City, State and Zip)

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1409 007969891 KA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THAT PART OF LOT 1 IN LAURAL ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: ALL THAT PART LYING SOUTH OF THE NORTH 48.71 FEET, AS MEASURED ALONG THE EAST AND WEST LINES THEREOF, OF A TRACT OF LAND BEING THAT PART OF LOT 1 IN LAUREL ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE DUE EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 633.66 FEET; THENCE DUE NORTH, 225.75 FEET TO A POINT FOR A PLACE OF BEGINNING ON THE TRACT OF LAND HEREIN DESCRIBED; THENCE DUE WEST 52.75 FEET; THENCE DUE NORTH, 97.42 FEET; THENCE DUE EAST, 52.75 FEET; THENCE DUE SOUTH, 97.42 FEET TO THE PLACE OF BEGINNING.

PARCEL TWO:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED AUGUST 12, 1976 AND RECORDED AUGUST 13, 1976 AS DOCUMENT NUMBER 23597577 AND AS CREATED BY TRUSTEES DEED FROM AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 38147 TO DOROTHY BOONE DATED DECEMBER 7, 1976 AND RECORDED DECEMBER 20, 1976 AS DOCUMENT 23753658 AND RECORDED JANUARY 28, 1978 AS DOCUMENT NUMBER 23803991 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

20046127