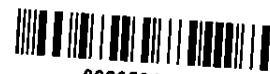


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0020524337

8185/0137 15 005 Page 1 of 3
2002-05-08 09:45:10
Cook County Recorder 25.50



0020524337

WARRANTY DEED

MAIL TO:

Mr. Earl J. Roloff
Attorney at Law
1060 Lake Street
Hanover Park, Illinois 60133



SEND SUBSEQUENT TAX BILLS TO:

Ms. Lisa M. Serafini
Mr. Jeffrey W. Nason
1928 Grove Avenue, Unit 34-B
Schaumburg, Illinois 60193

COOK COUNTY

RECORDER

EUGENE "GENE" MOORE

PIXLING MEADOWS

THE GRANTOR(S),

PATRICK J. DUGGAN AND RENEE M. DUGGAN, HUSBAND AND WIFE

of the City of Schaumburg, County of Cook, State of Illinois for the consideration of Ten and 00/XX----- (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to wit

LISA M. SERAFINI, A SINGLE WOMAN AND JEFFREY W. NASON, A SINGLE MAN

Not as tenants by the entirety or as tenants in common but as **JOINT TENANTS**, all of Grantor's interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

see attached legal

Commonly known as: **1928 Grove Avenue, Unit 34-B, Schaumburg, Illinois 60193**

P.I.N.: **07-32-301-033-1484**

Subject to conditions, covenants, easements and restrictions of records and real estate taxes for 2001 and subsequent years.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. This is homestead property.

300

DATED this 25th day of APRIL, 2002.

X Patrick J. Duggan
PATRICK J. DUGGAN

X Renee M. Duggan
RENEE M. DUGGAN

State of Illinois

LAKE COUNTY

County of Cook

JUDITH SHINKER

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PATRICK J. DUGGAN AND RENEE M. DUGGAN** is/are 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 and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of APRIL, 2002.

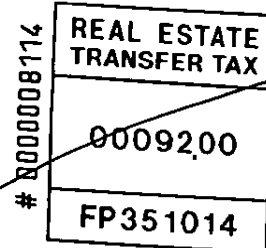
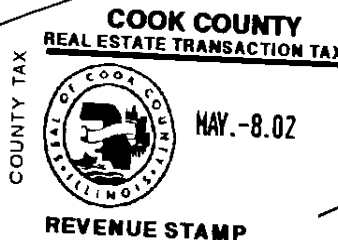
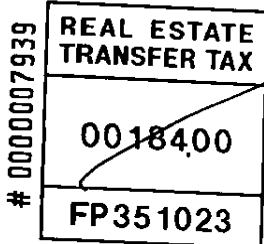
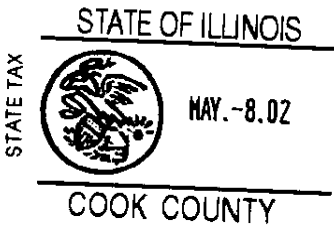
Commission expires 01-02-06. Judith Shinker Notary Public



This instrument was prepared by MORTON J. RUBIN, 3100 Dundee Road #502, Northbrook, Illinois 60062, #22954

57959

VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE AND ADMINISTRATION REAL ESTATE TRANSFER TAX
DATE 4-23-02
AMT. PAID \$ 184.00



UNOFFICIAL COPY 020524337

MORTON JAY RUBIN P.C. AS AN AGENT FOR
COMMONWEALTH LAND TITLE INSURANCE COMPANY
1941 Rohlwing Road Rolling Meadows, IL 60008

ALTA Commitment
Schedule A1

File No.: R100570

PROPERTY ADDRESS: 1928 GROVE AVENUE
SCHAUMBURG, IL 60159

LEGAL DESCRIPTION:

UNIT NUMBER 34-B-1928 IN BRIAR POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BRIAR POINTE UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER 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 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, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NO.: 07-32-301-033-1484