

WARRANTY DEED
Statutory (ILLINOIS)



THE GRANTOR, ROSEBUD
BUILDING & DEVELOPMENT
CORPORATION, a corporation, of
the State of Illinois, for and in
consideration of Ten Dollars
(\$10.00), and other good and valuable
consideration in hand paid, CONVEY
and WARRANT to:

^{BK 50-}
^{E. 710 J.}
Darrell and Nancy Basil
19 Delgado Lane
Hot Springs, Arkansas

P.N.T.N.

not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety, the following
described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: THE WEST 35.00 FEET OF THAT PART OF LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 03 MINUTES
34 SECONDS WEST 32.35 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 56
MINUTES AND 26 SECONDS EAST 12.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH
89 DEGREES 56 MINUTES 26 SECONDS EAST 75.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 34
SECONDS WEST 85.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 26 SECONDS WEST 75.00 FEET;
THENCE NORTH 00 DEGREES 03 SECONDS 34 SECONDS EAST 85 FEET TO THE HEREIN DESIGNATED
POINT OF BEGINNING, IN SOUTH POINT RESUBDIVISION OF LOTS 19 AND 20 IN SOUTH POINTE PHASE
2, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED
NOVEMBER 21, 1997 AS DOCUMENT NO. 97877166 IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET
FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS
AND EASEMENTS FOR SOUTH POINTE TOWNHOMES RECORDED APRIL 8, 1998 AS DOCUMENT 96261552,
AS AMENDED, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

P.I.N. 31-06-210-002; ~~0603~~ Pond View Drive, Unit C, Tinley Park, IL 60477
003

SUBJECT TO: (i) Declaration of Covenants, Conditions, and Restrictions for SOUTH POINTE
TOWNHOME ASSOCIATION ("Declaration") to be recorded with the Cook County Recorder
of Deeds prior to the first conveyance of a townhome. Purchaser hereby acknowledges receipt of
copies of said document which may be amended anytime prior to the first conveyance of a
townhome; (ii) Applicable zoning, planned development and building laws and ordinances and
other ordinances of record; (iii) Covenants, conditions, agreements, building lines and restrictions
of record; (iv) Easements to any municipality and public utility easements and easements recorded
prior to closing, including those established by or implied from, the Declaration or any
amendments thereto; (v) If any, rights of the public, the municipality and adjoining contiguous
owners to use and have maintained, the drainage ditches, feeders, laterals and water detention
basins located in or serving the property; (vi) All roads and highways, if any; (vii) General Real
Estate Taxes not yet due and payable

UNOFFICIAL COPY

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

DATED this 5th day of January, 2000

Desmond Curran (SEAL)
DESMOND CURRAN

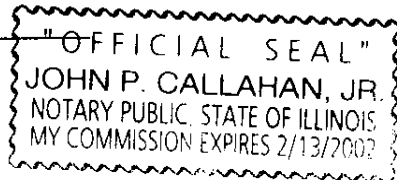
President, Rosebud Building & Development Corp.

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Desmond Curran, 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, if any.

Given under my hand and official seal, this 5th day of January, 2000.

John P. Callahan, Jr.
NOTARY PUBLIC



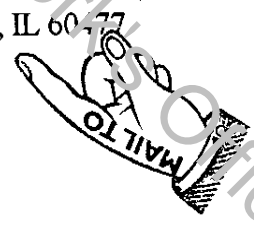
My Commission expires _____ 20__

This instrument was prepared by: John P. Callahan, Jr., 122 W. 22nd Street, #350, Oak Brook, IL 60521

ADDRESS OF PROPERTY:
6603 Pond View Drive
Tinley Park, IL 60477

MAIL TO:
Darrel and Nancy Basil
6603 Pond View Drive, Unit C
Tinley Park, IL 60477

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.



OR RECORDER'S OFFICE BOX NO. _____

00207202

SEND SUBSEQUENT TAX BILLS TO:

Darrel and Nancy Basil
6603 Pond View Drive, Unit C
Tinley Park, IL 60477

