

**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:

Kathy L. Brady
9212 S. Major
Oak Lawn, IL 60451

~~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:
THE WEST 44.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE THEREOF) OF THAT
PART OF LOT 17 IN SOUTH POINT 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 SUBDIVISION RECORDED AUGUST 7, 1996 AS DOCUMENT NO.
96604926, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER
OF SAID LOT 17; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS EAST 31.94 FEET ALONG
THE WEST LINE OF SAID LOT 17; THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST 8.05
FEET, TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS EAST
105.00 FEET; THENCE NORTH 72 DEGREES 52 MINUTES 56 SECONDS EAST 164.29 FEET; THENCE
SOUTH 00 DEGREES 00 MINUTES 35 SECONDS WEST 105.00 FEET; THENCE SOUTH 72 DEGREES 52
MINUTES 56 SECONDS WEST TO THE HEREIN DESIGNATED POINT OF BEGINNING, IN COOK
COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, SAID
NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 31-06-208-014; 6626 Pond View Drive, Tinley Park, IL 60477

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

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0 4 2 7 2 8


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE

FEB 21 '00

184.00

PD. 10616




0 4 2 9 9 8

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP FEB 21 '00

92.00

PD. 10840



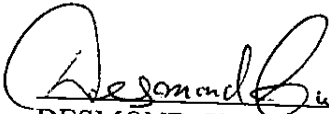
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Property of Cook County Clerk's Office

UNOFFICIAL COPY

lands and highways, if any, (vii) General Real Estate Taxes not yet due and payable, and (viii) Title objections caused by the Purchaser or anyone claiming through Purchaser, 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 April, 2000

 (SEAL)

DESMOND CURRAN
President, Rosebud Building & Development Corp.

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

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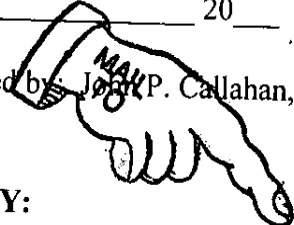
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Desmond Curran, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 April, 2000.


NOTARY PUBLIC

"OFFICIAL SEAL"
JOHN P. CALLAHAN, JR.
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/13/2002

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:
6626 Pond View Drive
Tinley Park, IL 60477

MAIL TO:
John Klunk
936 S. State Street
Lockport, IL 60441

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

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:

Kathy Lynn Brady
6626 Pond View Drive
Tinley Park, IL 60477