

UNOFFICIAL COPY

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2000-04-14 10:28:14
Cook County Recorder 23.00



WARRANTY DEED

THE GRANTORS, Michael E. Fox and Karen A. Fox, husband and wife, of Northbrook, Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to Michael S. Roy, a never-married man, of 1836 "H" Wildberry, Glenview, Illinois, 60025, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

(Above Space for Recorder's Use Only)

LOT 15 IN LEE WOODS UNIT NO. 3, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging.

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment installments not yet due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for 1999 and all full subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 1999.

Grantors warrant that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances.

All homestead rights associated with this property under the Homestead Exemption Law of the State of Illinois are hereby waived and released.

Permanent Real Estate Index Number: 04-11-301-043-0000
Address of Real Estate: 1328 Edgewood Lane, Northbrook, Illinois

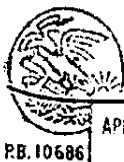
BOX 333 CTI

IN WITNESS WHEREOF, said Grantors have signed these presents this 11th day of April, 2000.

Michael E. Fox
Michael E. Fox

Karen A. Fox
Karen A. Fox

COOK
CO. NO. 016
302985



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 11 '00 DEPT. OF REVENUE 875.00

149996

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP APR 12 '00
P.O. 11426 437.50

13
LNB
Res
7822688
20017709
No also tract

Lw

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the above County and State, DO HEREBY CERTIFY, that Michael E. Fox and Karen A. Fox, 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 severally acknowledged that they signed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of April, 2000.



Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Lawrence B. Swibel
Fox, Hefter, Swibel, Levin & Carroll
500 North Dearborn Street
Suite 202
Chicago, Illinois 60610

SEND SUBSEQUENT TAX BILLS TO:
Michael S. Roy
1328 Edgewood Ln.
Northbrook, Illinois 60022

AFTER RECORDING MAIL TO:
DONALD NEWMAN
2 N. LA SALLE #2010
CHICAGO, IL. 60602