

UNOFFICIAL COPY 00266137

2147/0050 27 001 Page 1 of 3
2000-04-17 09:44:17
Cook County Recorder 25.50

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:



005290

Lavergne Moline
8456 Cherry Hills Dr.
Peoria, AZ 85345

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST 41.00 FEET of the West 117.00 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.

3w

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.N.T.N.

P.I.N. 31-06-208-014; 6622 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

9784500

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COOK COUNTY
71-40-0002

00266137

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 14.00

REVENUE STAMP

000022030

REAL ESTATE
TRANSFER TAX

0009300

FP326670

POSTAGE METER SYSTEMS

STATE OF ILLINOIS



APR. 14.00

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000070800

REAL ESTATE
TRANSFER TAX

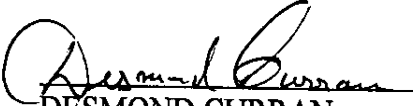
0018600

FP326660

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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, 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 24th day of March, 2000

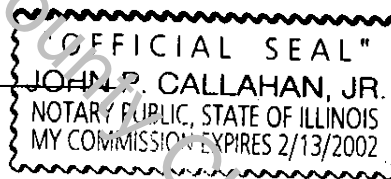
 (SEAL)
DESMOND CURRAN
President, Rosebud Building & Development Corp.

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 6 day of April, 2000.


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:
6622 Pond View Drive
Tinley Park, IL 60477



MAIL TO:
Herb Lesser
917 Seward
Evanston, IL 60202

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:

Lavergne Moline
6622 Pond View Drive
Tinley Park, IL 60477

00266137