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2000-04-25 15:03:13  
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:

CHARLES J. AMBROSIA  
REVOCABLE TRUST  
Dated April 28, 1998

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:  
PARCEL 1: THE EAST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST  
LINE THEREOF) OF THAT PART OF LOT 17 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 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.

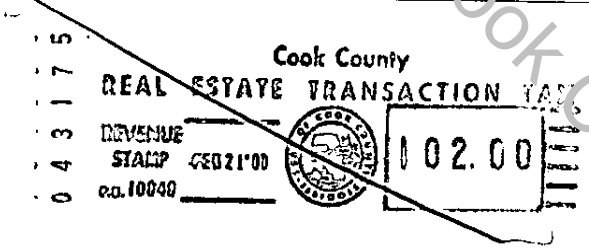
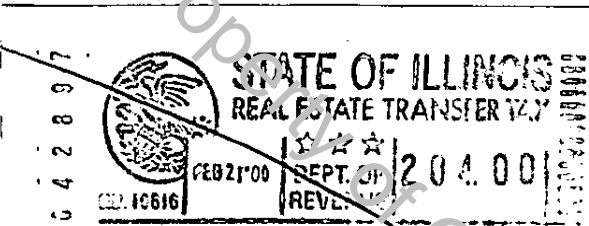
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PARCEL 2: EASEMENT APPURTUNENT TO AND FOR THE BENEFIT OF PARCEL 1  
AFORESAID SAID NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 13  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

P.I.N. 31-06-208-014; 6620 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

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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 11 day of April, 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 11 day of April, 2000.

*John P. Callahan, Jr.*

NOTARY PUBLIC

My Commission expires \_\_\_\_\_

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



P.N.T.N.

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

ADDRESS OF PROPERTY:  
6620 Pond View Drive  
Tinley Park, IL 60477

MAIL TO:  
Clifford Silverman  
900 Maple Road  
Homewood, IL 60430

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: Charlie Ambrosia  
6620 Pond View Drive  
Tinley Park, IL 60477