

WARRANTY DEED

2928/0062 25 001 Page 1 of 2
2000-04-26 09:49:30
Cook County Recorder 23.50

**Statutory (ILLINOIS)
(Corporate to Individual)**



THE GRANTOR, ROSEBUD BUILDING & DEVELOPMENT CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of Village of Willowbrook, County of DuPage, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid and pursuant to authority of the Board of Directors of said corporation, CONVEYS and WARRANTS to STEVEN SHOBAT, of 107 S. WOLCOTT ST., THORNTON, IL

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 2 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 03 MINUTES AND 34 SECONDS WEST 22.08 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 56 MINUTES AND 26 SECONDS EAST 16.44 FEET TO THE POINT OF BEGINNING; THENCE 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 MINUTES 34 SECONDS EAST 85.00 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, 1996 AS DOCUMENT 96261552, AS AMENDED, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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

*Plat # 31-06-210-002,
31-06-210-003*

UNOFFICIAL COPY

DATED this ⁰⁰²⁸⁹⁰⁸¹ 17 day of November, 1999

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

(SEAL)
Seal

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 17 day of November, 1999.

John P. Callahan, Jr.
NOTARY PUBLIC
My Commission expires _____ 19 _____

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

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

ADDRESS OF PROPERTY:
6607 Pond View Dr.
Tinley Park, Illinois

MAIL TO:
Steven Shobat
6607 Pond View Dr.
Tinley Park, IL 60477

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 25.00
REVENUE STAMP

0000022674
REAL ESTATE
TRANSFER TAX
00097.00
FP326670

P.N.T.N. Office

STATE TAX
STATE OF ILLINOIS
APR. 25.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000011003
REAL ESTATE
TRANSFER TAX
00194.00
FP326660