

UNOFFICIAL COPY 00291548

WARRANTY DEED  
TENANTS BY THE ENTIRETY  
Statutory (ILLINOIS)  
(Corporate to Individual)

2/28/0138 25 001 Page 1 of 3  
2000-04-26 11:54:11  
Cook County Recorder 25.50



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 DONALD R. GRONQUIST and BETTY L. GRONQUIST, husband and wife, of 1341 London Road, New Lenox, IL 60451

not in Tenancy in Common, not in Joint Tenancy, but as TENANTS BY THE ENTIRETY, 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 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 SOUTH 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 POINT TOWNHOMES RECORDED APRIL 8, 1996 AS DOCUMENT 96261552, AS AMENDED, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

P.I.N. 31-06-210-002/003

# UNOFFICIAL COPY

00291548

Property of Cook County Clerk's Office

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



APR. 25.00

REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
00098.25  
# 0000022670  
FP326670

STATE OF ILLINOIS

STATE TAX



APR. 25.00

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
00196.50  
# 0000011002  
FP326660

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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

DATED this 22 day of November, 1999

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

\_\_\_\_\_  
Seal (SEAL)

**P.N.T.N.**

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 22 day of November, 1999.

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

My Commission expires \_\_\_\_\_ 19 \_\_\_\_\_

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

**ADDRESS OF PROPERTY:**

6605 Pond View Dr.  
Tinley Park, Illinois

**MAIL TO:**

Kirsten Steeves  
422 governors Highway  
Peotone, IL 60408

Mail tax bill to:  
Donald Cronquist

