

**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:  
*Douglas R Bierma + Barbara L. Bierma*  
*Douglas and Barbara Bierma, husband*  
*5327 W. 136<sup>th</sup> Place*  
*and wife*  
Crestwood, IL 60445

not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety, the following  
described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST 32.00 FEET OF THE WEST 76.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST  
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 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.

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.I.N. 31-06-208-014; 6624 Pond View Drive, Unit C, 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 amendments thereto; (v)If any, rights of the public, the  
municipality and adjoining contiguous owners to use and have maintained, the drainage

UNOFFICIAL COPY

00394707

Property of Cook County Clerk's Office

044708  
 PD. 10916  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 MAY 25 '00  
 DEPT. OF REVENUE  
 198.00

044996  
 Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE  
 STAMP MAY 25 '00  
 p.s. 10848  
 99.00

**UNOFFICIAL COPY**

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 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 19th day of May, 2000

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

00394707

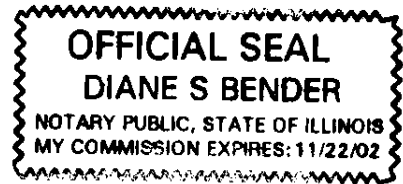
STATE OF ILLINOIS } ss.  
COUNTY OF COOK }

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 19th day of May, 2000.

P.N.T.N.

Diane S. Bender  
NOTARY PUBLIC



My Commission expires Nov. 22, 2002

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



ADDRESS OF PROPERTY  
6624 Pond View Drive  
Tinley Park, IL 60477

MAIL TO:  
John A. Hiskes, Esq.  
10759 W. 159th St., Suite 201  
Orland Park, IL 60467

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

OR RECORDER'S OFFICE BOX NO. 330 - Hiskes

SEND SUBSEQUENT TAX BILLS TO:

Douglas and Barbara Bierma  
6624 Pond View Drive, Unit C  
Tinley Park, IL 60477