

UNOFFICIAL COPY

4334911 GHW 2/3
Warranty Deed

ILLINOIS



Doc#: 0406447155
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/04/2004 10:37 AM Pg: 1 of 2

GIT

Above Space for Recorder's Use Only

THE GRANTORS Daniel M. Ruane and Kathryn M. Ford, now known as Kathryn M. Ruane, Husband and Wife, of the Village of Tinley Park, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Jeffrey A. Maurer, 3863 W. 153rd Street, Midlothian, Illinois 60445-2714, as sole owner, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2003- second installment and subsequent years; covenants, conditions and restrictions of record, assessments to Ashford Manor West III Townhouse Association for March 2004 and thereafter.

Permanent Real Estate Index Number(s): 27-24-110-092, vol 147
Address of Real Estate: 15939 S. Blackwater Court, Tinley Park, Illinois 60477

The date of this deed of conveyance is February 25, 2004.

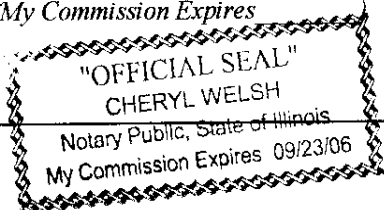
Daniel M. Ruane

Kathryn M. Ruane

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel M. Ruane and Kathryn M. Ruane personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal February 25, 2004

(My Commission Expires



Notary Public

2

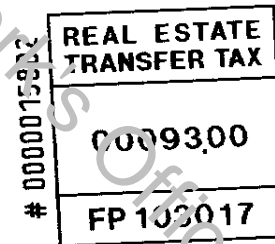
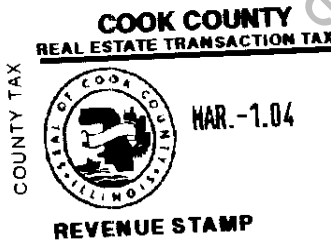
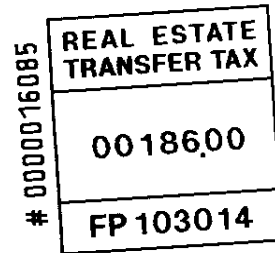
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LEGAL DESCRIPTION

For the premises commonly known as 15939 S. Blackwater Court, Tinley Park, IL 60477

PARCEL 1: THE EASTERLY 26.40 FEET OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL" BEING THAT PART OF LOT 7 IN ASHFORD MANOR WEST, PHASE III, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7 THENCE NORTH 8 DEGREES 11 MINUTES 50 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 7 FOR A DISTANCE OF 44.98 FEET, TO THE POINT OF BEGINNING OF SAID BUILDING PARCEL THENCE SOUTH 75 DEGREES 16 MINUTES 20 SECONDS EAST 135.63 FEET THENCE NORTH 14 DEGREES 43 MINUTES 17 SECONDS EAST 63.02 FEET; THENCE NORTH 75 DEGREES 17 MINUTES 18 SECONDS WEST 136.84 FEET; THENCE SOUTH 14 DEGREES 42 MINUTES 27 SECONDS WEST 62.16 FEET TO THE AFORESAID WESTERLY LINE OF LOT 7 THENCE SOUTH 8 DEGREES 11 MINUTES 50 SECONDS EAST ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING OF THE BUILDING PARCEL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NO. 95580519 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.



This instrument was prepared by: Margaret E. O'Donoghue 10909 S. Drake Chicago, IL 60655	Send subsequent tax bills to: ← Jeffrey Mauer 15939 S. Blackwater Ct. Tinley Park, IL 60477	Recorder-mail recorded document to:
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