

UNOFFICIAL COPY

**WARRANTY DEED - JOINT TENANCY
STATUTORY (ILLINOIS)
(Individual to Individual)**

MAIL TO:
ATTORNEY DAVID T. COHEN
10729 W. 159TH ST.
ORLAND PARK IL 60467

NAME & ADDRESS OF PREPARER:
ATTORNEY MICHAEL A. BUCK
4610 W. 147TH ST. MIDLOTHIAN IL 60445

NAME & ADDRESS OF TAXPAYER:
THOMAS CELLINI
14755 KENTON, UNIT #2C
MIDLOTHIAN IL 60445



Doc#: 0428035226
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/08/2004 11:19 AM Pg: 1 of 2

THE GRANTORS, THOMAS SHUTE, married to Linda Shute, and KATHY COOPER, a/k/a KATHLEEN COOPER, married to Lawrence Cooper, of the Village of Oak Forest, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to THOMAS CELLINI, married to Marillyn Cellini, the following described Real Estate in County of Cook in the State of Illinois, to wit:

Unit No. 2C, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "parcel"), Lot 2 in Kenton Gardens, a Resubdivision of the South 360 Feet of the West 180 Feet of Block 1, in Arthur T. McIntosh's Addition to Midlothian Farms, a Subdivision of part of the South East 1/4 of Section 9, and part of the Southwest 1/4 of Section 10, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Frank J. Carver, recorded in the office of the Recorder of Cook County, Illinois, as document no. 22774562, together with an undivided percentage interest in said parcel (excepting from said parcel all property and space comprising all the units thereon as delineated, defined and set forth in said declaration and survey). Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein, in Cook County, Illinois.

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

THIS IS NOT HOMESTEAD PROPERTY AS TO THOMAS SHUTE, LINDA SHUTE, KATHY COOPER OR LAWRENCE COOPER.

THIS IS A NON HOMESTEAD FOR THOMAS CELLINI AND MARILYN CELLINI
Subject to general real estate taxes for 2003, 2004 and subsequent years; zoning and building laws or ordinances; building, building line and use or occupancy restrictions; conditions and covenants of record; and public utility and drainage easements of record, and subject to condominium declarations and by-laws.

Permanent Real Estate Index Number: 28-10-316-014-1006
Address of Real Estate: 14755 Kenton, Unit 2C, Midlothian IL 60445

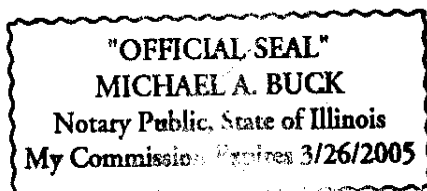
DATED this 8th day of September, 2004.

THOMAS SHUTE

KATHY COOPER a/k/a KATHLEEN COOPER

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 THOMAS SHUTE, married to Linda Shute, and KATHY COOPER, a/k/a KATHLEEN COOPER, married to Lawrence Cooper, 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. GIVEN under my hand and official seal this 8th day of September, 2004.

NOTARY SEAL:



NOTARY PUBLIC

UNOFFICIAL COPY

EXHIBIT "A"

UNIT NO. 2C, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL") LOT 2 IN KENTON GARDENS, A RESUBDIVISION OF THE SOUTH 360 FEET OF THE WEST 180 FEET OF BLOCK 1, IN ARTHUR T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 9, AND PART OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FRANK J. CARVER, RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22774562 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL) ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DELINEATED, DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY). PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO PARTIES OF THE SECOND PART, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, AND PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 28-10-316-014-1006

COMMONLY KNOWN AS: 14755 SOUTH KENTON AVENUE UNIT 2C
MIDLOTHIAN, IL 60445

MAIL TO:
RESIDENTIAL TITLE SERVICES
1910 S. HIGHLAND AVE.
SUITE 202
LOMBARD, IL 60148

