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WARRANTY DEED Joint Tenancy—Statutory (ILLINOIS) (Individual to Individual)

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Doc#: 0432808155
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/23/2004 03:15 PM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)
GINEEN R. LUCAS, A WIDOW

(The Above Space For Recorder's Use Only)

of the City of Palos Hills County
of Cook State of Illinois

for and in consideration of Ten and no/100 DOLLARS, (\$10.00)

in hand paid, CONVEY and WARRANT to
ERIC A. FERRY AND ADRIANA M. FERRY
10600 S. 82, Apt. #1
Palos Hills, IL 60465

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. SUBJECT TO: General taxes for 2003 and subsequent years and any covenants, restrictions and public utility easements of record.

Permanent Index Number (PIN): 23-23-100-017-1011

Address(es) of Real Estate: 11139 O'Gorman, Unit 2N, Palos Hills, IL 60465

DATED this 15 day of November 2004

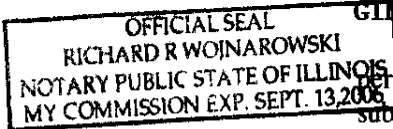
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Gineen Lucas
GINEEN R. LUCAS

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

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 **GINEEN R. LUCAS, A WIDOW**



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 15 day of November 2004

Commission expires 20

NOTARY PUBLIC

This instrument was prepared by **Richard R. Wojnarowski, 11212 S. Harlem, Worth, IL 60482**
(NAME AND ADDRESS)

554374

TICOR TITLE

3

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Legal Description

of premises commonly known as 11139 O'Gorman, Unit 2N, Palos Hills, IL 60465

SEE LEGAL DESCRIPTION ATTACHED TO AND MADE A PART HEREOF.

STATE TAX

STATE OF ILLINOIS



NOV. 23. 04


COOK COUNTY

000007157

REAL ESTATE TRANSFER TAX
0017200
FP351009

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 23. 04

REVENUE STAMP

00000818017

REAL ESTATE TRANSFER TAX
0008600
FP351021

JOHN J. MAZZORANA

(Name)

MAIL TO:

19065 HICKORY CREEK DRIVE #210

(Address)

MOKEVA, IL 60448

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Eric A. Ferry & Adriana M. Ferry

(Name)

11139 O'Gorman, Unit 2N

(Address)

Palos Hills, IL 60465

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION:

UNIT NUMBER 3-2B IN LAGOON IN THE HILLS CONDOMINIUM NUMBER 3, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTHWESTERLY OF THE NORTH RESERVE LINE OF THE CALUMET SAG FEEDER CANAL AND LYING EASTERLY OF THE EAST LINE OF A 50 FOOT WIDE STRIP DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT 10627385, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE 50 FOOT STRIP DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT 10627385, SAID POINT BEING 465.00 FEET SOUTH OF THE NORTH LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 23; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 23, 31.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF THE 50 FOOT STRIP, 165.00 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 23, 90.67 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF THE 50 FOOT STRIP, 32.50 FEET (SAID POINT BEING 267.50 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 23); THENCE EAST PARALLEL TO THE NORTH LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 23, 116.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO SAID EAST LINE OF THE 50 FOOT STRIP, 43.38 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 42 DEGREES, 10 MINUTES TURNED TO THE LEFT FROM THE PROLONGATION OF THE LAST MENTIONED COURSE, A DISTANCE OF 57.04 FEET TO THE NORTHWESTERLY RESERVE LINE OF THE CALUMET SAG FEEDER CANAL; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RESERVE LINE OF THE CALUMET SAG FEEDER CANAL TO A POINT ON THE EAST LINE OF THE 50 FOOT STRIP DEDICATED FOR HIGHWAY PURPOSES, SAID POINT BEING 165.22 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ALONG SAID EAST LINE OF THE 50 FOOT STRIP, 165.22 FEET TO THE PLACE OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY FORD CITY BANK, AS TRUSTEE UNDER TRUST NO. 985, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23130304, TOGETHER WITH AN UNDIVIDED 5.52 PERCENT INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROEPRTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 23130304 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TICOR TITLE