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Warranty Deed TENANCY BY THE ENTIRETY Statutory (ILLINOIS) (individual to Individual)

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Doc#: 0507333145 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 03/14/2005 10:14 AM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS) PATRICK T. LUKENS, MARGARET E. LUKENS and REBECCA L. LUKENS, SOLE HEIRS and DEVISEES UNDER THE UNPROVEN LAST WILL and TESTAMENT OF JEAN MURPHY, DECEASED

(The Above Space For Recorder's Use Only)

of the Village of Batavia County of Kane State of Illinois for and in consideration of Ten & no/.00 (\$10.00) DOLLARS, & other good and valuable in hand paid, CONVEY and WARRANT to KENNETH E. LAW and ELLA LAW, Husband and Wife

(NAMES AND ADDRESS OF GRANTEES) as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, 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 as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for 2004 and subsequent years and

Subject to continued on reverse side hereof

Permanent Index Number (PIN): 09-35-207-031-1034 / 09-35-207-031-1133

Address(es) of Real Estate: 101 Summit, #403, Park Ridge, IL 60068

DATED this 1st day of March 2005

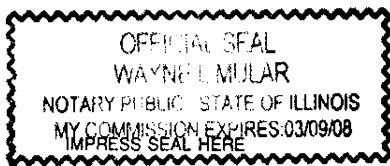
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

PATRICK T. LUKENS

REBECCA L. LUKENS

MARGARET E. LUKENS

State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICK T. LUKENS, MARGARET E. LUKENS and REBECCA L. LUKENS, sole heirs & devisees under the unproven Last Will and Testament of Jean Murphy, deceased



personally known to me to be the same person\_s whose name\_s 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 1st day of March 2005

Commission expires March 9, 2008

Wayne L. Mular NOTARY PUBLIC

This instrument was prepared by Wayne L. Mular 1121 E. Main St., St. Charles, IL 60174 (NAME AND ADDRESS)

\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

BOX 334 CT

3KJ

180E 1 NW 6168286 2 LH

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 101 Summit, #403, Park Ridge, IL 60068

SEE ATTACHED LEGAL DESCRIPTION.

Subject to: general real estate taxes not due and payable on March 1, 2005, covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium. Seller shall be responsible for all regular assessments due and levied prior to Closing and for all special assessments confirmed prior to the Date of Acceptance.



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 24194

COUNTY TAX	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000000463	<b>REAL ESTATE TRANSFER TAX</b>
	 MAR.-4.05		0015100
	REVENUE STAMP		FP 103034

STATE TAX	<b>STATE OF ILLINOIS</b>	# 0000000401	<b>REAL ESTATE TRANSFER TAX</b>
	 MAR.-4.05		0030200
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103032

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {  
Mr. John Bielski II  
(Name)  
422 N. Northwest Highway, Suite 150  
(Address)  
Park Ridge, IL 60068  
(City, State and Zip)

KENNETH E. LAW  
(Name)  
101 Summit, #403,  
(Address)  
Park Ridge, IL 60068  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

PARCEL 1: RESIDENTIAL UNIT 403 AND PARKING UNIT G-58 IN THE SUMMIT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND 2 IN THE SUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23 1984 AS DOCUMENT NUMBER 27017048 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88116446, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1982 AND KNOWN AS TRUST NUMBER 55030, GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THE CITY OF PARK RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 7, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902934, FOR PARKING, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THE SOUTHEASTERLY 1/2 OF THAT PART OF EUCLID AVENUE VACATED BY ORDINANCE, DATED JULY 19, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902933, WHICH LIES NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 20 EXTENDED NORTHWESTERLY IN BLOCK 2 IN OUTHET'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office