

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

114816 1/3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



THE GRANTORS MARILYN COMSTOCK, a widow and CAROL SEEMAN (married to THOMAS SEEMAN) as sole heirs and devisee's under the Last Will of ALVINA BENSON, deceased of the City of Des Plaines County of Cook State of Illinois for and in consideration of

TEN AND 00/100 (\$10.00) - - - - - DOLLARS, and other good and valuable considerations

_____ in hand paid,

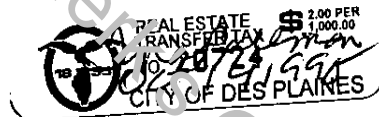
CONVEY S_____ and WARRANT S_____ to PENKA M. COSEO of 717 Oriole Avenue Park Ridge, Illinois 60068

(Name and Address of Grantee) the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Above Space for Recorder's Use Only

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

This is NON HOMESTEAD PROPERTY AS TO THOMAS SEEMAN



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

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) 91610006 and Limitations & Conditions of Illinois Condominium Property Act.

_____ ; and to General Taxes for 1998 and subsequent years.

Permanent Real Estate Index Number(s): 09-16-303-029-1018

Address(es) of Real Estate: 1653 River Street, Unit 406, Des Plaines, IL 60016

Dated this 14th day of October, 1998

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

Marilyn Comstock

(SEAL)

Carol Seeman

(SEAL)

Marilyn Comstock

Carol Seeman

(SEAL)

ATGF, INC

(SEAL)

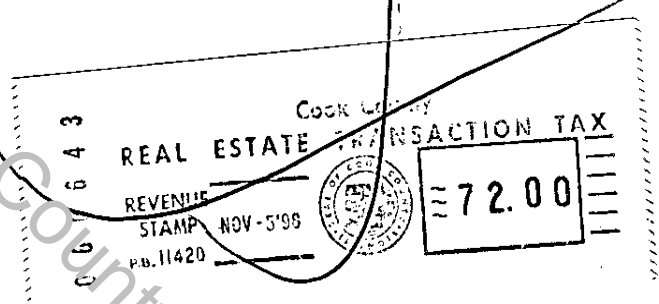
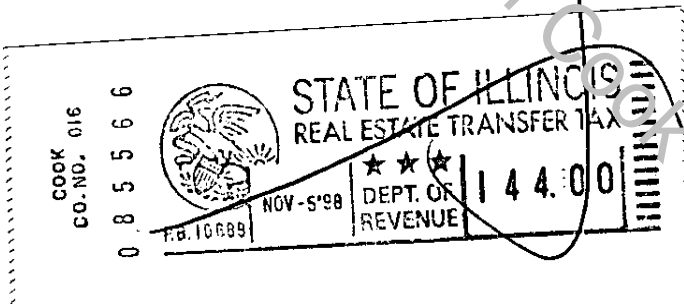
UNOFFICIAL COPY

GEORGE E. COLE®
LEGAL FORMS

Warranty Deed
Individual to Individual

TO

Property of Cook County



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 MARILYN COMSTOCK AND WIDOW AND CAROL SEEMAN married to Thomas Seeman as sole heirs and devisee's under will of ALVINA BENSON, Deceased

~~"COMPRESSEAL"~~ 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 Notary Public W. J. Connolly Jr. State of Illinois My Commission Expires 3-28-1999 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 14th day of October 1998
Commission expires March 28, 1999 1999
W. J. Connolly Jr.
NOTARY PUBLIC

This instrument was prepared by W. J. Connolly Jr. - 1015 Algonquin Rd, Des Plaines, Illinois 60016
(Name and Address)

MAIL TO: Carmen Catino
Attorney at Law
5800 N. Northwest Hwy
Chicago, Illinois 60631
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Perka M. Coseo
(Name)
1653 River Street, Unit 406
(Address)
Des Plaines, Illinois 60016
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

Unit 406 in River Street Condominium as delineated on a survey of the following described Parcel of Real Estate:

Parcel 1: Lots 1,2,3,4,5,6 and 7 in Block 3 in John Alles Jr.'s Subdivision of lots 1,2,3,4,5 and 6 in Town of Rand, in Section 16, Township 41 North, Range 12, East of the Third Principal Meridian, also part of the vacated alley lying South of and adjoining lots 1,2,3, 4, 5,6 and 7 lying Easterly of the Westerly line of lot 7 extended Southerly, in Cook County, Illinois, which survey is attached as exhibit "A" to the Declaration of Condominium Ownership made by First National Bank of Des Plaines, as Trustee under Trust Agreement dated August 12, 1986 and known as Trust Number 17491749 recorded in the office of the Recorder of Deeds in Cook County, Illinois on November 20, 1991 as document number 91610006, together with a percentage of the common elements appurtenant to the said unit as set forth in the declaration, as amended from time to time, which percentage shall automatically change in accordance with amendments to said declaration as same are filed of record pursuant to said declaration and together with additional common elements as such amendments to said declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of such amended declaration as though conveyed hereby.

Parcel 2: That part of lots 1 through 6, inclusive, in Town of Rand, a subdivision in Section 16, Township 41 North, Range 12, East of the Third Principal Meridian, which lies Easterly of and adjoining Block 3 of John Alles Jr.'s Subdivision, township and range aforesaid, and which lies South of the South line of River Street extended East and which lies North of the South line of the vacated alley South of and adjoining said Block 3 and said line extended East, in Cook County, Illinois.

Parcel 3: The exclusive right of use of limited common elements known as garage space G16 and storage space S18.

PERMANENT INDEX NO. 09163030291018
09-16-303-029-1018