

UNOFFICIAL COPY

08088721

GEORGE E. COLE®  
LEGAL FORMS

No. 810 REC  
February 1996

757/811.05 001 Page 1 of 3  
1998-12-02 13:01:23  
Cook County Recorder 25.50



**WARRANTY DEED**  
~~Joint Tenancy~~  
**Statutory (Illinois)**  
**(Individual to Individual)**

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 or merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S), BRIAN G. OBORA and KAROLINE A. McADAM, now known as KAROLINE A. OBORA, husband and wife, as joint tenants,

of the City of Chicago County of Cook State of Illinois for and in consideration of TEN AND NO/100----- DOLLARS, and other good and valuable considerations in hand paid,

CONVEY(S) \_\_\_\_\_ and WARRANTS(S) \_\_\_\_\_ to  
PAUL SCHMIT and MARION SCHMIT, husband and wife,  
205 Glasgow Lane, Apt. #2, Schaumburg, Illinois 60194

and not (Names and Address of Grantees)  
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the  
but as TENANTS BY THE ENTIRETY  
County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A", LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF

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, and not in joint tenancy forever, but as tenants by the entirety

Permanent Real Estate Index Number(s): 14-30-222-148 Volume 491

Address(es) of Real Estate: 2841 N. Wolcott, #D, Chicago, Illinois 60657

DATED this: 30th day of November 19 98

Please  
print or  
type name(s)  
below  
signature(s)

*Brian G. Obora*

(SEAL)

*Karoline A. McAdam*

(SEAL)

BRIAN G. OBORA

KAROLINE A. McADAM

(SEAL)

*Karoline A. Obora*

(SEAL)

KAROLINE A. OBORA

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that

Brian G. Obora and Karoline A. McAdam/Karoline A. Obora  
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 t h e y 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.

"OFFICIAL SEAL"

IMPRESS

Matthew P. Prolowski

SEAL

Notary Public, State of Illinois

HERE

My Commission Expires March 15, 2000

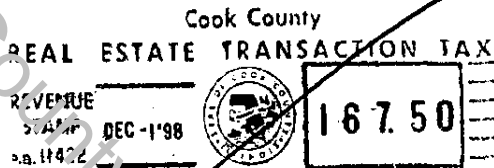
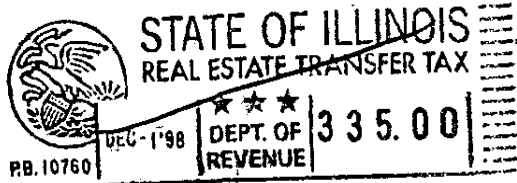
# UNOFFICIAL COPY

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

GEORGE E. COLE  
LEGAL FORMS

TO

Property of Cook County Clerk's Office



Given under my hand and official seal, this 30<sup>th</sup> day of November 19 98

Commission expires March 15<sup>th</sup> 2000

Matthew Peterson  
NOTARY PUBLIC

This instrument was prepared by Kevin M. Gensler, Attorney at Law, 123 Water St., Naperville, IL. 60540  
(Name and Address)

MAIL TO: Madelynn Hausman  
(Name)  
17 W. Washington St. S 1119  
(Address)  
Chicago, IL 60602  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Paul Schmit and Marion Schmit  
(Name)

2841 N. Wolcott, #D  
(Address)

Chicago, Illinois 60657  
(City, State and Zip)

OR  
Page 2 of 3  
RECORDER'S OFFICE BOX NO. 08088721

EXHIBIT 'A'  
LEGAL DESCRIPTION

## PARCEL 1:

LOT 43 IN LANDMARK VILLAGE - UNIT 2, BEING A RESUBDIVISION OF LOTS 165 THROUGH 175, INCLUSIVE, AND LOTS 222 THROUGH 232, INCLUSIVE, IN THE WM. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING NORTH OF AND ADJACENT TO SAID LOTS 165 THROUGH 175, AND PART OF VACATED WEST WOLFRAM STREET LYING SOUTH OF AND ADJACENT TO SAID LOTS 222 THROUGH 232, AND PART OF LOT 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1995 AS DOCUMENT 95027318, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOT 53 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE - UNIT TWO RECORDED AS DOCUMENT NUMBER 95027318.

Subject to: General real estate taxes for 1998 and subsequent years; special assessments confirmed after this Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; ~~party walls, party wall rights and agreements, terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto, any easements established by or implied from the said declaration of condominium or amendments thereto, if any, limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable;~~ installments of assessments due after the date of closing.