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9712/0012 87 006 Page 1 of 2
1998-12-30 10:53:30
Cook County Recorder 23.50

Warranty Deed
JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)

98-1753 (1 of 3)
BURNET TITLE L.L.C.
2700 South River Road
Des Plaines, IL 60018

| | | | |
|----------------------------------------------------------|--------|-----------------------------|--------|
| STATE OF ILLINOIS | | Cook County | |
| DEC 30 98 | 088.50 | REAL ESTATE TRANSACTION TAX | 044.30 |
| REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 963193 | | REVENUE STAMP | 963226 |

THE GRANTOR (S) Edward Kaner and Lyubov Kaner, husband and wife, 1221 S. Roth Ct, Wheeling, Il. 60090, for and in consideration of Ten Dollars, (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to Fernando Martell and Carlos Lagunas 3626 W. Cullom, Chicago, Il 60610

(NAMES AND ADDRESS OF GRANTEE(S)) *** married to Nancy Martell*
*** single, never married*

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:

PARCEL I: UNIT 14-C IN CEDAR RUN III CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS 12 TO 21, BOTH INCLUSIVE, IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1971 AS DOCUMENT NUMBER 21660896, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION, A CORPORATION OF DELAWARE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22130390, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL II: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972 AND RECORDED NOVEMBER 31, 1972 AS DOCUMENT NUMBER 22109221, IN COOK COUNTY, ILLINOIS.

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.

2
23.50

Subject to general real estate taxes for 1998 and thereafter, easements, covenants, conditions and restrictions of record, including partywalls, if any, and assessments and special assessments of any condominium associations

Permanent Index Number (PIN) 03-04-204-0731011

Address(es) of Real Estate 1221 S. Roth Court, Wheeling, Il 60090

Dated this 14th day of December 1998

PLEASE PRINT OR TYPE NAMES: Eduard Kaner (SEAL) Lyubov Kaner (SEAL)

State of Illinois, County of ss,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lyubov Kaner and Eduard Kaner, husband and wife, 1221 S. Roth Court, Wheeling, Il 60090 personally known to me to be the same persons whose names 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 14th day of December, 1998.

Commission expires 5/2/2000 NOTARY PUBLIC

This instrument was prepared by Neil S. Zweiban, Law Firm of Neil S. Zweiban, Law Offices of Neil S. Zweiban, Chartered, 830 S. Buffalo Grove Rd, Ste 111, Buffalo Grove, IL 60089

MAIL TO:

Julio Tellez & Associates 4433 W. Touhy Ave, Ste 555 Lincolnwood, Il. 60646

SEND SUBSEQUENT TAX BILLS TO:

Fernando Martell and Carlos Lagunas 1221 S. Roth Court Wheeling, Il 60090

OR

Recorder's Office Box No.

