## **UNOFFICIAL COP**

This document was prepared by: Fred Shestopal Emalfarb Swan & Bain 440 Central Ave. Highland Park, IL 60035

After recording mail to:

Garry Tu 6520 Hoffman Terrace Morton Grove, IL 60053

Mail tax bills to. 6520 Hoffman Terrace Morton Grove, IL 6005.



1221250011 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/30/2012 10:31 AM Pg: 1 of 3

This space reserved for Recorder's use only.

## WARRAN<u>TY DEED</u>

THE GRANTOR, MAUREEN COPEN, a widow, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto ANNA TU and GARRY TU, wife and husband, to have and hold said premises not as joint tenants or tenants in common, but as tenants by the entirety, whose address is 5934 W. Giddings St., Chicago, IL 60630, the following described Real Estate situated in the village of MORTON GROVE, County of Cook, State of TO: - PALICCESS TITLE SERVICES, INC 400 Skokie Blvd Ste. 380 /92 Illinois, to wit:

SEE EXHIBITA ATTACHED HERETO.

PIN: 6520 HOFFMAN TERRACE ADDRESS:

MORTON GROVE, ILLINOIS 60053

SUBJECT TO: (1) GENERAL AND SPECIAL REAL ESTATE TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2 UTILITY EASEMENTS, BUILDING AND BUILDING LINE RESTRICTIONS OF RICCORD, APPLICABLE BUILDING AND ZONING LAWS AND ORDINANCES WHICH DO NOT AFFECT PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY, (3) RIGHTS, AGREEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD WHICH DO NOT AFFECT PURCHASER'S USE OF THE PROPERTY AS A TOWNHOUSE AND WHICH DO NOT PROVIDE FOR FORFEI (CRE OR REVERSION IN THE EVENT OF A BREACH; (4) ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (5) PURCHASER'S MORTGAGE, IF ANY, AND RELATED DOCUMENTS; (6) DECLARATION RESTRICTIONS FOR THE POINTE OF HIGHLAND PARK; INCLUDING (I) ALL STREETS WITHIN THE DEVELOPMENT SHALL OWNERSHIP BY THE DEVELOPMENT'S HOMEOWNER'S ASSOCIATION AND MAY NOT BE DEDICATED TO THE CITY CIRCULATION PATTERN TO AND FROM THE SUB LIMITED TO ONLY RIGHT-IN AND RIGHT-SUBJECT PROPERTY AND LAKE-COOK ROAD MATTERS OF TITLE OVER WHICH THE NITLE INSURE WITHOUT COST TO PURCHASER

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## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this deed as of this 17<sup>th</sup> day of July, 2012

		By: Maureen Cohen MAUREEN COHEN
STATE OF ILL'NOIS	) ) SS:	
COUNTY OF LAKE	)	

I, the undersigned, 2 Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MAUREEN COLE N an individual, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, his 17th day of July, 2012.

OFFICIAL SEAL

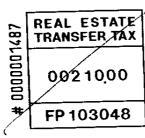
DEBORAH J ROWE

NOTARY PUBLIC - STATE OF ILLINOIS

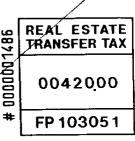
MY COMMISSION EXPIRES:08:09/15

Place Notarial Seal Here









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## **UNOFFICIAL COPY**

Exhibit A

LOT 35 IN VAMSTD RESUBDIVISION OF VAMSTD SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 2 AND 3 OF ASSESSOR'S DIVISION OF THE NORTHEAST 1/4 OF SECTION 18 AS RECORDED IN THE OFFICE OF THE RECORDER CEDEEDS OF COOK COUNTY, ILLINOIS ON APRIL 27, 1977 AS DOCUMENT 23903943, TOGETHER WITH THE EAST 15.0 FEET OF THE WEST 160.0 FEET LYING NORTH OF THE CENTER LINE OF BECKWITH RC AD OF LOT 3 OF ASSESSOR'S DIVISION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN County Clark's Office COOK COUNTY, ILLINOIS.

PIN: 10-18-215-043-0000