

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

No. 808
September, 1975

WARRANTY DEED

1979 MAY 22 PM 3 53

Statutory (ILLINOIS)

(Individual to Individual)

MAY-22-79 5 8 7 0 3 0 • 24571341 • A --- Rec 10.00

24571341

RECORDED IN THE
COOK COUNTY RECORDS

(The Above Space For Recorder's Use Only)

THE GRANTOR CHRISTOPHER MARLOWE AND JACLYNN MARLOWE, HIS WIFE

of the Village of Park Forest County of Cook State of Illinois
for and in consideration of Ten and no/100 (\$10.00) DOLLARS,
in hand paid,

CONVEY S and WARRANT S to STANLEY KARCZYNSKI - 3474 Western Ave., Park Forest
(NAME AND ADDRESS OF GRANTEE) IL

the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

UNIT 12-2, AS DELINEATED ON THE CONDOMINIUM AREA PLAT OF SURVEY
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY,
ILLINOIS AS DOCUMENT 22234903, OF THAT PART OF BLOCK 3, LYING EAST
OF THE FOLLOWING DESCRIBED LINE:
COMMENCING ON THE WEST LINE OF BLOCK 3, A DISTANCE OF 339.16 FEET
SOUTHWEST OF THE NORTH EAST POINT OF BLOCK 3, AS MEASURED ALONG SAID
WEST LINE; THENCE SOUTH 56 DEGREES 16 MINUTES EAST 220.99 FEET ON A
LINE MAKING AN ANGLE OF 93 DEGREES 07 MINUTES 55 SECONDS FROM SOUTH
EAST TO THE NORTH EAST WITH THE CORD ON THE WEST LINE CURVE; THENCE
SOUTH 12 DEGREES 15 MINUTES 48 SECONDS EAST 180 FEET; THENCE SOUTH 1
DEGREES 44 MINUTES 12 SECONDS WEST 691.42 FEET TO THE SOUTH LINE OF
SAID BLOCK 3, ALL IN THE SUBDIVISION OF AREA "A", A SUBDIVISION OF
PART OF THE SOUTH EAST $\frac{1}{4}$ AND PART OF THE NORTH EAST $\frac{1}{4}$ OF SECTION 36,
TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL
IN COOK COUNTY, ILLINOIS, WHICH CONDOMINIUM AREA PLAT OF SURVEY IS
RECORDED SIMULTANEOUSLY WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR GLEN ARTOR IN PARK
FOREST, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY,
ILLINOIS AS DOCUMENT 22234903; TOGETHER WITH THE PERCENTAGE OF THE
COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARA-

TION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State
of Illinois.

DATED this 19 day of MAY 1979

PLEASE PRINT OR SIGNATURE(S)
PRINT OR SIGNATURE(S)
BELOW SIGNATURE(S)
Christopher Marlowe (Seal) _____ (Seal)
Jaclynn Marlowe (Seal) _____ (Seal)
Jaclynn Marlowe

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 Christopher Marlowe
and Jaclynn Marlowe (his wife)

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 19 day of MAY 1979

Commission expires OCTOBER 23 1979 Joseph A. Gyarmathy NOTARY PUBLIC

This instrument was prepared by JOSEPH A. GYARMATHY, 17600 South Pulaski Avenue
Country Club Hills, (NAME AND ADDRESS) Illinois 60477

MAIL TO: Joseph A. Gyarmathy
17600 South Pulaski
Country Club Hills, Ill. 60477

OR RECORDER'S OFFICE BOX 15

ADDRESS OF PROPERTY: 3474 Western Avenue
Park Forest, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Stanley Karczynski
3474 Western Avenue, P. F.

10.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE

MAY 23 1979

APP. RIDERS

24571341

DOCUMENT NUMBER

UNOFFICIAL COPY

24971341

LEGAL DESCRIPTION CONTINUED:

CALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, AND THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, TERMS, PROVISIONS, COVENANTS, AND CONDITIONS, OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO; (b) PRIVATE, PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY, AND ROADS AND HIGHWAYS, IF ANY; (c) ENCROACHMENTS, IF ANY; (d) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; (e) EXISTING LEASES AND TENANCIES; (f) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; (g) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; (h) ANY UNCONFIRMED SPECIAL TAX OR ASSESMENT; (i) INSTALLMENTS NOT DUE AT THE DATE HEREOF OR ANY SPECIAL TAX OR ASSESMENT FOR IMPROVEMENTS HERETOFORE COMPLETED; (j) MORTGAGE OR TRUST DEED SPECIFIED BELOW, IF ANY; (k) GENERAL TAXES FOR THE YEAR 1978 AND SUBSEQUENT YEARS INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEAR 1979 TO CLOSING; (l) INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM. (m) MORTGAGE TO HOME FEDERAL SAVINGS AND LOAN ASSOCIATION DATED JUNE 20, 1973 AND RECORDED JUNE 25, 1973 AS DOCUMENT 22373776

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

BOX 15

TO

BOX 15

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT