

GEORGE E. COLE*
LEGAL FORMS

NO. 808
April, 1980

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

26986796

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTORS, JAMES J. LELLMAN and JANE G. LELLMAN, his wife

of the Village of Wheeling County of Cook State of Illinois for and in consideration of

Ten and no/100 (\$10.00) DOLLARS, in hand paid,

CONVEY and WARRANT to
DIANE L. FRYBARGER,
1125 S. Miller Lane #102
Buffalo Grove, IL. 60090
(NAME AND ADDRESS OF GRANTEE)

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

PARCEL I: Unit 15-A, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as Parcel): Lots 12 to 21 inclusive in Cedar Run Subdivision, being a subdivision of part of the Northeast 1/4 of Section 4, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "D" to Declaration of Ownership made by Tekton Corporation, a Corporation of Delaware, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 22, 130,390 together with an undivided 2.6289 per cent interest in said parcel (excepting from said parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and survey), in Cook Cty, IL. ALSO, PARCEL II: Easements appurtenant to and for the benefit of Parcel I as set forth in said Declaration of Easements dated November 3, 1972 and recorded November 3, 1972 as Doc. 22,109,221 and as created by Deed from Tekton Corp. recorded Feb. 7, 1973, as Doc. 22,214,321 in Cook County, Illinois.

SUBJECT TO: Covenants, easements and restrictions of record and to general taxes for the year 1983 (2 installments) and subsequent years. Grantee also takes subject to mortgage to 1st Financial Savings & Loan Assn. dated 4-27-78, rec. 5-3-78 as Doc. #24430182 and subsequent Assignment of Mortgage dated 11-3-81 and rec. 11-25-81 to First Family Mortgage Corp. as Doc. #26070322 on which the balance due is approx. \$40,725.00 which sum Grantee expressly agrees to assume.

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

DATED this 27th day of FEBRUARY 1984

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
James J. Lellman (SEAL) JANE G. LELLMAN (SEAL)
JAMES J. LELLMAN JANE G. LELLMAN

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

JAMES J. LELLMAN and JANE G. LELLMAN, his wife personally known to me to be the same persons whose name are 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 27th day of February 1984

Commission expires January 18 1988
NOTARY PUBLIC

This instrument was prepared by LAWRENCE H. ROCHELL, S. Milwaukee Ave. Wheeling, IL. 60090

MAIL TO: Ronald Schwartz
309 E. Palatine Rd
Prospect Hts, IL 60070

ADDRESS OF PROPERTY: 1216 Quincy Court
Wheeling, Illinois 60090
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO: Same

025725
REAL ESTATE TRANSFERRATION TAX
REVENUE FEBRUARY
\$05.00
Cook County

STAMP: AFFIX RIDERS OR REVENUE STAMPS HERE

COOK CO. NO. 016
1984
STATE OF ILLINOIS
REAL ESTATE TRANSFERRATION TAX
\$05.00

26986796

UNOFFICIAL COPY

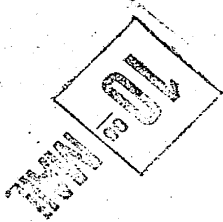
Delroy R. Wilson

RECORDED
COOK COUNTY

FEB-29-84 872404 • 26986796 • A — Rec 10.20

29 FEB 84 10: 01

Property of Cook County Clerk's Office



26986796

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT