

GEORGE E. COLE'S LEGAL FORMS

NO. 808 April, 1980

WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

27446600

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

THE GRANTOR

PHILIP R. MONHAUT and MARIA E. MONHAUT, his wife of the City of New Jersey for and in consideration of Ten and no/100 (\$10,000) DOLLARS, and other good and valuable consideration in hand paid,

CONVEY and WARRANT to Joseph Legenza and Elizabeth Legenza, his wife, 1757 Elliott, Park Ridge, Illinois 60068, not as tenants in common, but in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

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

Unit 35-B in Rosewood North Condominium, as delineated on a survey of the following described real estate; part of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, lying Northeasterly of that part thereof conveyed to the State of Illinois by Document dated December 26, 1967 and recorded in the Recorder's Office of Cook County, Illinois, on January 3, 1968, as Document 20370146, in Cook County, Illinois; which survey is attached as Exhibit C to the Declaration of Condominium Ownership for Rosewood North Condominium, recorded in Cook County, Illinois, as Document No. 25168929 (the "Declaration"), together with its undivided percentage interest in the common elements.

Grantor also hereby grants to Grantees, their heirs, successors, and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of said property set forth in the Declaration. Grantor reserves to itself, its successors, and assigns, the right and easements set forth in the Declaration for the benefit of the remaining property described therein. (SEE RIDER ATTACHED)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois, TO HAVE AND TO HOLD said premises not in tenancy in common but in joint tenancy forever.

DATED this 13th day of January, 1984

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) R. C. WRITER WITNESS PHILIP R. MONHAUT MARIA E. MONHAUT WITNESS

Notary Public in and for the 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

PHILIP R. MONHAUT and MARIA E. MONHAUT 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 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 13th day of January, 1984

Commission expires Oct. 25, 1987 Paul W. Florkoak

This instrument was prepared by Charles E. Joern, Esq., 69 W. Washington, Chicago, Ill.; Dorothy M. Mahan, E.I. du Pont de Nemours and Co., Legal Dept., Wilmington, Delaware 19898

MAIL TO: JOSEPH LEGENZA 1757 ELLIOTT PARK RIDGE IL 60068 ADDRESS OF PROPERTY: 2221-B W. Nichols Road Arlington Heights, IL 60004

PERMANENT PROPERTY INDEX NUMBER 02-01-201-ORD-1002

19 FEB 05 11:48

27446600

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE FEB 05 1984

REAL ESTATE TRANSFER TAX DEPT. OF REVENUE FEB 05 1984

00 MAIL

UNOFFICIAL COPY

RIDER

ATTACHED TO AND MADE
A PART OF WARRANTY DEED
BETWEEN PHILIP R. MONHAUT AND
MARIA E. MONHAUT, HIS WIFE, SELLERS AND
JOSEPH LEGENZA AND ELIZABETH LEGENZA, HIS WIFE, BUYERS

SUBJECT TO: General real estate taxes for the years 1984,
1985 and subsequent years; all rights, easements, restrictions,
conditions, covenants, and reservations contained in the Declaration
the same as though the provisions of the Declaration were recited
and stipulated at length herein.

27416600

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT