

WARRANT DEED
Statutory (ILLINOIS)
(Individual to Individual)

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COOK COUNTY, ILLINOIS
RECORD

1985 OCT 31
3:25

THE GRANTORS, John C. Groot and
Groot, his wife

Palos
of the City of Heights County of Cook
State of Illinois for and in consideration of
Ten and 00/100 (\$10.00)

COOK
CO. NO. 016
267007

11.00

(The Above Space For Recorder's Use Only)

and other good and valuable consideration hand paid,
CONVEY and WARRANT to
Ryer Triezenberg
12750 S. Harlem Avenue
Palos Heights, IL

(NAME AND ADDRESS OF GRANTEE)

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

See Schedule attached hereto and made a part hereof.

Permanent Index No: 23-36-303-071-1004

Subject to: (a) general taxes for 1984 and subsequent years; (b) building lines and building laws and ordinances; (c) zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; (d) visible public and private roads and highways; (e) easements for public utilities which do not underlie the improvements on the property; (f) other covenants and restrictions of record which are not violated by the existing improvements upon the property; (g) party wall rights and agreements; (h) existing leases or tenancies, if any.

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

DATED this 30th day of October 1985

X John C. Groot
John C. Groot

(SEAL)

X Phyllis C. Groot
Phyllis C. Groot

(SEAL)

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(SEAL)

(SEAL)

State of Illinois, County of LAKE ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John C. Groot and Phyllis C. Groot, his wife

IMPRESS
SEAL
HERE

personally known to me to be the same persons whose names 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 30th day of October 1985

Commission expires APRIL 24 1988
Notary Public

This instrument was prepared by John W. Julian, 20 N. Wacker Drive, Suite 2800, Chicago, IL 60606

MAIL TO:

Kenneth D. Bellah
230 W. Monroe St. # 2220
Chicago, IL 60606

ADDRESS OF PROPERTY:
13147 Westview Drive
Palos Heights, IL 60463

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

OR

RECORDER'S OFFICE BOX NO.

BOX 333 - HV

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE DEPT. OF REVENUE
25.25

STAMPS HERE
3765

REAL ESTATE TRANSACTION TAX
REVENUE STAMP, OCT 1985
25.25

85 263 400

70 18 407 81 02

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office



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SCHEDULE TO WARRANTY DEED

PROPERTY: 13147 Westview Drive, Palos Heights
SELLERS: John C. and Phyllis C. Groot
BUYER: Ryer Triezenberg

PARCEL 1: Unit No. 13147 as delineated on survey of certain lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivision Unit I, being a subdivision of part of the North 985 feet of the South West 1/4 of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded October 25, 1976, as Document Number 23684697, which survey is attached as Exhibit A to Declaration of Condominium Ownership made by Burnside to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois Corporation, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document Number 23771002; together with a percentage of the common elements appurtenant to said Unit as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with amended declarations as same are filed of record pursuant to said declaration, and together with additional common elements as such amended declarations are filed of record, in the percentage set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed hereby in Cook County, Illinois.

PARCEL 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements recorded as Document Number 23684698 in Cook County, Illinois.

Clerk's Office

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