

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

86038617

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR DONALD B. AMBROSE and ANGELA M. AMBROSE, his wife

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

TEN and NO/100 * * * * * DOLLARS, other good and valuable considerations in hand paid, CONVEY and WARRANT to KAREN L. ELLWOOD, of 557 Lincoln Ave., Winnetka, IL, 60093

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

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

Legal description attached hereto

Subject to: general taxes for 1985 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any acts done or suffered by or through Purchaser

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

Permanent Real Estate Index Number(s): 05-27-400-098

Address(es) of Real Estate: 1431 Sheridan Road, Wilmette, IL 60091

DATED this 12th day of January 1986

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Donald B. Ambrose (SEAL)
Angela M. Ambrose (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONALD B. AMBROSE and ANGELA M. AMBROSE, his wife

personally known to me to be the same person as 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 12th day of January 1986

Commission expires May 18 1986 Russell C. Grimes, Jr. NOTARY PUBLIC

This instrument was prepared by Russell C. Grimes, Jr., Donald L. Padgett & Assoc., Ltd. 560 Green Bay Road, Suite 100, Winnetka, IL 60093

MAIL TO PAUL A. LUTZ (Name) 150 N. MICHIGAN, SUITE 2500 (Address) CHICAGO, IL 60601 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO KAREN L. ELLWOOD (Name) 1431 SHERIDAN RD. (Address) WILMETTE IL 60091 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO 169

AFFIX "RIDERS" OR REVENUE STAMPS HERE

86038617

C-12799

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UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County

DEPT-01 RECORDING \$12.00
T#4444 TRAN 0511 01/28/86 14:25:00
#7165 # D * -86-038643

PARCEL 1:
LOTS 8-"D" AND P-8D IN WESTERFIELD SQUARE BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF FRACTIONAL SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 26, 1966 AS DOCUMENT NUMBER 2253372 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT NUMBER 19722379, AND CERTIFICATE OF CORRECTION THEREOF REGISTERED ON FEBRUARY 17, 1966 AS DOCUMENT NUMBER 2256817 AND RECORDED ON MARCH 14, 1966 AS DOCUMENT NUMBER 19764951 IN COOK COUNTY, ILLINOIS.

86038643

PARCEL 2:
EASEMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WESTERFIELD SQUARE DATED FEBRUARY 16, 1966 AND RECORDED MARCH 21, 1966 AS DOCUMENT NUMBER 19771628 AND FILED AS LR 2251568 MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 16, 1964 AND KNOWN AS TRUST NUMBER 31683 AND PLAT OF SUBDIVISION OF WESTERFIELD SQUARE RECORDED JANUARY 26, 1966 AS DOCUMENT NUMBER 19722379 AND FILED JANUARY 26, 1966 AS LR 2253372 AND AS CREATED BY THE DEED FROM HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 14, 1964 AND KNOWN AS TRUST NUMBER 31653 TO MRS. BETTY ANN FERGUSSON DATED MARCH 12, 1967 AND RECORDED MARCH 27, 1967 AS DOCUMENT NUMBER 20092998 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS: THAT PART OF THE "COMMON AREA" SHOWN ON THE PLAT OVER LOTS 6, 7 AND 8 IN WESTERFIELD SQUARE AFORESAID IN COOK COUNTY, ILLINOIS.

197501
REAL ESTATE TRANSFER TAX

COOK
CO. NO. 015
43142



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN 28 '86
137.50

86 038643

12.00