

WARRANTY DEED  
State of ILLINOIS  
(Individual to Individual)

UNOFFICIAL COPY

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

1986 APR

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LEGAL FORM  
GEORGE E. COLE

11.00

70-33-556000

THE GRANTOR WILLIAM H. SIMPSON, a married person

of the Town of Munster County of Lake State of Indiana for and in consideration of

TEN DOLLARS AND NO/100 (\$10.00)

DOLLARS and other good and valuable con/sideration CONVEY S and WARRANTS to BRETT RIZZI

Unit 3-12, 42 Churn Road, Matteson, IL 60443

(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: Unit 3-12 in the Country Homes of Creekside II and 12 Condominium as delineated on a survey of the following described real estate: Lots 11 and 12 in Creekside Multiple Phase 1, being a Subdivision of part of the West 1/2 of the North West 1/4 of Section 17, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the declaration of condominium recorded as document 25815454, together with its undivided percentage interest in the common elements P.I. #31-17-112-009-1007

The above property has never been the residence of the Grantor or of the Grantor's spouse and is therefore not subject to any homestead rights in either of them.

This deed is specifically subject to those matter appearing as "Exceptions" on the reverse side hereof which matters are included herein and made a part hereof.

THIS INSTRUMENT PREPARED BY  
RONALD A. KIEDAISCH  
ATTORNEY AT LAW  
3330 - 101ST PLACE  
LANSING, ILLINOIS 60438

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

DATED this 26th day of March 19 86

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

WILLIAM H. SIMPSON (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL) (SEAL)

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 WILLIAM H. SIMPSON, a married person

IMPRESS SEAL HERE

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 26th day of March 19 86

Commission expires 5/23 87 NOTARY PUBLIC

This instrument was prepared by \_\_\_\_\_ (NAME AND ADDRESS)

MAIL TO: JACK G. BAWBRIDGE  
195 OLYMPIA PLAZA  
Chicago Heights, ILL. 60411

ADDRESS OF PROPERTY:  
Unit 3-12, 42 Churn Road  
Matteson, IL 60443  
SEND SUBSEQUENT TAX BILLS TO:  
BRETT RIZZI,  
Unit 3-12, 42 Churn Road,  
Matteson, IL 60443

OR RECORDER'S OFFICE BOX 333 TH 0

APPLY "RIDERS" OR REVENUE STAMPS HERE

NO TAXABLE CONSIDERATION

86127746

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Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

GEORGE E. COLE  
LEGAL FORMS

TO

### EXCEPTIONS

1. Unit Drainage District #1 Cook County, Illinois Case #56-CO1576 and #56-CO1577.
2. Easements, covenants and restrictions and other matters shown in documents #23160377; #23438700; #25348934; #25739096; #25815454, it being understood that all of the foregoing documents are recorded in the Recorder's Office of Cook County, Illinois.
3. General real estate taxes for the second installment of the year 1985 and subsequent.
4. Mortgage dated September 6, 1983 and recorded September 21, 1983 as document #26787377 made by WILLIAM H. SIMPSON to First Federal Savings and Loan Association of Chicago to secure a note for \$56,000.00, the covenants and conditions of which mortgage and note the Grantee, by the recording of this deed, herein expressly agrees to perform along with any agreements in the note secured by said mortgage, the payment of which note is expressly assumed by the Grantee herein.

COOK COUNTY CLERK'S OFFICE  
 111 N. LAUREL ST. CHICAGO, ILL. 60602  
 TEL. 312-742-2000

86327746

Cook County Clerk's Office

