

WARRANTY DEED

Joint Tenancy

Statutory (ILLINOIS)

(Individual to Individual)

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 ANN E. PENSTONE, Divorced and not since remarried
914 Shady Tree Lane
Wheeling, Illinois 60090

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

TEN (\$10.00)-----DOLLARS,
and other good and valuable consideration and paid.

CONVEYS and WARRANTS to
TIMOTHY O'NEILL and DAVID LEE DOZIER
909 W. Pleasant, #317
Oak Park, Illinois 60302

DEPT-01 RECORDING \$11.00
TIM444 TRAN 0035 02/03/87 09:53:00
#0640 # 10 87065270
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

STATE OF ILLINOIS
PROPERTY TAX
REVENUE
33.00

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

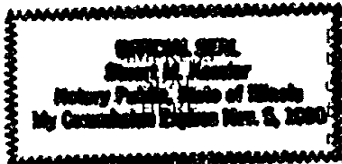
Permanent Real Estate Index Number(s): 03-03-100-054-1278

Address(es) of Real Estate: 698 Oakmont Lane, Unit RC2, Wheeling, IL 60090

DATED this 29 day of January 1987

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
(SEAL) ANN E. PENSTONE (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 ANN E. PENSTONE, Divorced and not since remarried



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 she signed, sealed and delivered the said instrument as her 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 29 day of January 1987

Commission expires November 5, 1990.

Stuart M. Kessler
NOTARY PUBLIC

This instrument was prepared by Stuart M. Kessler, 111 W. Washington, Chicago, IL 60602 (NAME AND ADDRESS)

11.00

MAIL TO:

(Name)
(Address)
(City, State and Zip)
14

SEND SUBSEQUENT TAX BILLS TO:

Timothy O'Neill and David Lee Dozier
698 Oakmont Lane, Unit RC2
Wheeling, Illinois 60090

OR

RECORDER'S OFFICE BOX NO.

7709

UNOFFICIAL COPY

87065270

AFFIX "RIDERS" OR REV.

87065270

01200

UNOFFICIAL COPY

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

ANN E. PENSTONE

TO

TIMOTHY O'NEILL and DAVID LEE

DEEDS

GEORGE E. COLE®
LEGAL FORMS

UNIT NO. 1-13-60-R-C-2 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G-1-13-60-R-C-2 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF WILKINSON ROAD, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), PORTIONS OF WHICH DEVELOPMENT PARCEL ARE DESCRIBED AS BEING LEXINGTON COMMONS UNIT I SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1978 AS DOCUMENT 24557904, AND LEXINGTON COMMONS UNIT II SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1979 AS DOCUMENT 2493283, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1977 AND KNOWN AS TRUST NO. 22718, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 11, 1978 AS DOCUMENT 24759029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATION ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY.

ALSO:

87065270

RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

PERMANENT INDEX NUMBER: 03-03-100-054-1278

SB

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COOK COUNTY CLERK'S OFFICE