

UNOFFICIAL COPY 87350094

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.

717248 1434645 880 880

THE GRANTOR Richard C. Jones and Greta R. Jones,
his wife

Elk Grove
of the City of Village County of Cook
State of Illinois for and in consideration of
Ten and No/100 Dollars (\$10,00) and other good ~~XXXXXX~~
and valuable consideration in hand paid,
CONVEY and WARRANT to James Palenik and
Jo Anne Palenik, his wife, 540 Biesterfield Road, Unit 102,
Elk Grove Village, Illinois 60007

12.00

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))
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 Exhibit "A" attached hereto and made a part hereof.

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): 08-32-101-028-1027

Address(es) of Real Estate: 540 Biesterfield Road, Unit 302, Elk Grove Village, Illinois

DATED this 18th day of June 1987.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Richard C. Jones (SEAL) Greta R. Jones (SEAL)
Richard C. Jones (SEAL) Greta R. Jones (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
Richard C. Jones and Greta R. Jones, his wife

personally known to me to be the same person whose name above subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that he 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 18th day of June 1987.

Commission expires June 1 1989
Ellis B. Rosenzweig, Esq., Sachnoff Weaver & Rubenstein, Ltd.,
30 S. Wacker Drive, Suite 2900, Chicago, IL 60606

This instrument was prepared by (NAME AND ADDRESS)

MAIL TO

KENNETH E. KOUTSKY
(Name)
33 N. DEARBORN ST
(Address)
CHGO, IL 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

James Palenik
(Name)
540 Biesterfield Road, Unit 309
(Address)
Elk Grove Village, IL 60007
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO.

802 323-CC - RB

COOK COUNTY
DEPT. OF REVENUE
REAL ESTATE TRANSFER TAX
45.00

87350094

REAL ESTATE TRANSFER TAX
45.00

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Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

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EXHIBIT "A"

Parcel 1:

Unit Number 309'C' in Park Chardonnay Condominiums Phase I, as delineated on a survey of the following described real estate: part Lot 1 in Village on the Lake Subdivision of part of the South West 1/4 of Section 29 and part of the North West 1/4 of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 27044627 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Easements recorded as Document Number 27044625 in Cook County, Illinois.

Subject to: General taxes for 1986 and 1987 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; private easements, covenants and restrictions of record as to use and occupancy; party wall rights and agreements, acts done or suffered by or through the Purchaser.

Office
87350094

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ATTENTION: MADELINE STEADMAN
CHICAGO, ILLINOIS 60641
4901 WEST IRVING PARK ROAD
LOAN ASSOCIATION OF ILLINOIS
THE TALMAN HOME FEDERAL SAVINGS AND
BOX 130
RECORD AND RETURN TO:
C. C. D.F.

PREPARED BY:
MADELINE STEADMAN
CHICAGO, IL 60641

My Commission expires: 4-18-90

[Signature]
Notary Public
Given under my hand and official seal, this 27th day of June, 19 87

set forth.

signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that I the Y

ARE personally known to me to be the same person(s) whose name(s)

do hereby certify that JAMES PALENIK AND JO ANNE PALENIK, HUSBAND AND WIFE

, a Notary Public in and for said county and state,

STATE OF ILLINOIS,

County ss:

[Space Below This Line For Acknowledgment]

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

JO ANNE PALENIK/HIS WIFE

JAMES PALENIK

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Other(s) [specify]

Graduated Payment Rider

Planned Unit Development Rider

Adjustable Rate Rider

Condominium Rider

2-4 Family Rider

Instrument. [Check applicable box(es)]

23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time but not limited to, reasonable attorneys' fees and costs of title evidence.

Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees, and then to the sums secured by this Security Instrument. Lender shall release this Security Instrument without further demand and may foreclose this Security Instrument in full or all sums secured by before the date specified in the notice. Lender at its option may require immediate payment in full or all sums secured by existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

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