

1989 SEP - 5 PM 12:06

UNOFFICIAL COPY 89413650

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

COOK
CD. NO. 016

173308

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 GRANTORS FRED MESSERSCHMIDT AND
ANNA MESSERSCHMIDT, HIS WIFE

89413650

of the City of Elmhurst County of DuPage
State of Illinois for and in consideration of

Ten DOLLARS,
in hand paid,
CONVEY and WARRANT to

Charles Berg
731 Oak Road, Barrington, Illinois
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the
State of Illinois to wit: UNIT NUMBER 2107 (THE "UNIT"), IN THE HAMPDEN GREEN CONDOMINIUM,
AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE AND
IMPROVEMENTS THEREON (THE "PROPERTY"):

LOT 24 AND 25 IN ANDREWS, SPAFFORD AND COLEHOUR'S SUBDIVISION OF BLOCKS 1 AND 2
OF OUT-LOT OF BLOCK "A" IN WRIGHTWOOD, SAID WRIGHTWOOD BEING A SUBDIVISION OF THE
SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35376
(THE "DECLARATION"), RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK
COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25137767, TOGETHER WITH AN UNDIVIDED
PERCENTAGE INTEREST IN THE PROPERTY (EXCEPTING FROM THE PROPERTY ALL THE PROPERTY
AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID
DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

(SEE REVERSE SIDE)

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): 14-28-308-022-498

Address(es) of Real Estate: Unit 2107 2728 N. Hampden Cr. Chicago, Illinois

DATED this 31 day of August 19.89

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

Fred Messerschmidt (SEAL) Anna Messerschmidt (SEAL)
Fred Messerschmidt Anna Messerschmidt

12.00 (SEAL)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
Fred and Anna Messerschmidt

IMPRESS
SEAL

OFFICIAL SEAL
JOAN BARBARA LEFETTER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR. 28, 1993

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 acknowl-
edged 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 31th day of August 19.89

Commission expires March 28 19 93 Joan Barbara Lefetter
NOTARY PUBLIC

This instrument was prepared by Fred Messerschmidt, 235 Claremont, Elmhurst, Illinois
(NAME AND ADDRESS)

MAIL TO

Att. James F. Cooke
102 W. Illinois
St. Charles, IL 60174

SEND SUBSEQUENT TAX BILLS TO

Mr. Charles Berg
731 Oak Road
Barrington, IL 60010

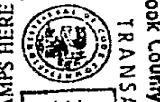
OR

RECORDER'S OFFICE BOX 333 - TH



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
19.00

REAL ESTATE TRANSACTION TAX
REVENUE
19.00



COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
19.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
285.00

89413650

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessments for improvements heretofore completed; (i) mortgage or trust deed below, if any; (j) general taxes for the year 1989 and subsequent years.

Proprietary of Cook County Clerk's Office

89413650