

WARRANTY DEED
Joint Tenancy for Illinois

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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.

THIS INDENTURE, Made this 14th day of August, 19 89, between Karen Dulkowski, divorced and not since remarried of the Village of Schaumburg in the County of Cook and State of Illinois part y of the first part, and Bradley S. Grossman and Elizabeth Grossman, his wife 1375 Rebecca Dr., #419, Hoffman Estates, IL (NAME AND ADDRESS OF GRANTEEES) parties of the second part, WITNESSETH, That the part y of the first part, for and in consideration of the sum of \$10.00 (Ten) Dollars and other good and valuable consideration in hand paid, convey

Above Space For Recorder's Use Only.

and warrant to the parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate, to-wit:

PARCEL 1: UNIT NUMBER 903 IN NANTUCKET COVE CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY (CONDOMINIUM) OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE OF CERTAIN LOTS OR PORTIONS THEREOF IN PARTS OF NANTUCKET COVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, AND PART OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL) WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR NANTUCKET COVE CONDOMINIUM RECORDED AS DOCUMENT 22957844 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1974 AND KNOWN AS TRUST NUMBER 47172, RECORDED JANUARY 8, 1974 AS DOCUMENT 22957843 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 21, 1976 KNOWN AS TRUST NUMBER 1067229 RECORDED MARCH 31, 1980 AS DOCUMENT 25407354.

Subject to all general and real estate taxes for 1989 and subsequent years and all easements, covenants and conditions of record, if any.

89494433

situated in the County of Cook, in the State of Illinois, 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 the above granted premises unto the parties of the second part forever, not in tenancy in common, but in joint tenancy.

Permanent Real Estate Index Number(s): 07-26-302-055-1199

Address(es) of Real Estate: 264 Nantucket Harbor, Schaumburg, IL

IN WITNESS WHEREOF, the part y of the first part ha s hereunto set their hand and seal the day and year first above written.

X Karen Dulkowski
Karen Dulkowski (SEAL)

Please print or type name(s)
below signature(s)

89-494433

This instrument was prepared by James Engel, 2071 Irving Park Road, Hanover Park, IL 60103
(NAME AND ADDRESS)

Send subsequent tax bills to Bradley S. Grossman 264 Nantucket Harbor Schaumburg, IL 60193
(NAME AND ADDRESS)

\$12.00 MAIL

DEPT-01 RECORDING
193333 TRAN 8538 10/16/89 1474510
#1552 + C #89-494433
COOK COUNTY RECORDER

5923
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE
AND ADMINISTRATION
DATE 8/23/89
AMT. PAID \$82.07
REAL ESTATE
TRANSFER TAX

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
027:1989
REVENUE
DEPT OF REVENUE
8175
40.75

REAL ESTATE TRANSACTION TAX
REVENUE
STAMP OCT 18 89
40.75
8175

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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 Karen Dulkowski, divorced and not since remarried

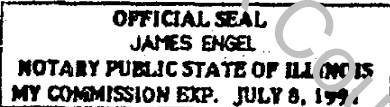
_____ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14th day of August, 19 89.

(Impress Seal Here)

James Engel
Notary Public

Commission Expires 6-8-1991



89494433

Box _____

Warranty Deed

JOINT TENANCY FOR ILLINOIS

TO

ADDRESS OF PROPERTY:

MAIL TO: James Engel
2071 Irving Park Rd
Hawthorn Park, IL 60103

GEORGE E. COLE®
LEGAL FORMS