

BOX 333 - TH

WARRANTY DEED

UNOFFICIAL COPY

MAIL TO:

Howard Augustus

NAME

20 N. Clark #805

ADDRESS

Chicago, IL 60602

CITY & STATE

1989 JUL 17 14 10:49

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THE GRANTOR Evelyn Madison, divorced and not since remarried

of the Village of Northbrook County of Cook State of Illinois for and in consideration of ten DOLLARS and other good and valuable considerations in hand paid.

CONVEY and WARRANT to Jerome M. Augustus and Hazel Augustus, his wife of the Village of Glencoe County of Cook State of Illinois 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:

Parcel 1: Unit 105 in the Pheasant Creek Condominium Number 4, as Delineated on a Survey of the Following Described Real Estate: Part of Lots A and Block in White Plains Unit 7, Being a Subdivision in Section 8, Township 42 North, Range 12, East of the Third Principal Meridian, Which Survey is Attached As Exhibit 'B' To the Declaration of Condominium Recorded As Document 24738005, Together with its Undivided Percentage Interest in the Common Elements in Cook County, Illinois.

Parcel 2: Easements Appurtenant To and For the Benefit of Parcel 1, as set forth in the Pheasant Creek Association Declaration of Covenants, Conditions and Restrictions Recorded As Document 22648909, as Supplemented from time, For Ingress and Egress in Cook County, Illinois.

P.I.N. 04-08-200-031-1006

Common Address: 3085 Pheasant Creek #106, Northbrook, IL 60062

SUBJECT TO: general real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's 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.

\*use and enjoyment of the property; terms, provisions, covenants and conditions of the declaration of condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; Installments due after date\* DATED this 14th day of July 19 89

Evelyn Madison (Seal) Evelyn Madison (Seal)

(Seal) (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

\*of closing of general assessments established pursuant to the Declaration of Condominium.

Table with 3 columns: Name of Grantee/Taxpayer/Person Preparing Deed, Address, Zip. Rows include Jerome M. and Hazel Augustus, same, and Julius S. Kole.

This conveyance must contain the name and address of the grantee, (Ch.115: 12.1) name and address for tax billing, (Ch.115: 9.2) and name and address of person preparing instrument. (Ch.115: 9.3)

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX stamp with amount 63.00 and date JUL 17 1989.

120 TRANSFER STAMP

62074754 72-21-2L

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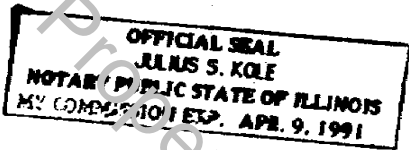
**UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Evelyn Madison, divorced and not since remarried

\_\_\_\_\_ is 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 notarial seal this 14th day of July, 1989

(Impress Seal Here)



Julius S. Kole  
Notary Public  
Commission Expires \_\_\_\_\_

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State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under provision of Paragraph \_\_\_\_\_, Section 4, of the Real Estate Transfer Tax Act.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Signature of Buyer-Seller or their Representative

TO  
FROM  
WARRANTY DEED  
JOINT TENANCY