

WARRANTY DEED
Statutory (ILLINOIS)
UNOFFICIAL COPY

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form, whether the publisher or the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Mary Jane Duax, a widow and not since remarried

DEPT-91 RECORDING 412 35
78727 TRAN 7884 12/27/90 10:36:00
#2480 # G #-90-624904
COOK COUNTY RECORDER

90624904

of the Village of Westchester County of Cook State of Illinois for and in consideration of Ten and No/100---(\$10.00)--- DOLLARS. and other good and valuable consideration in hand paid.

CONVEYS and WARRANTS to

John W. and Geraldine A. Cox, his wife
22 Strauss Lane
Olympia Fields, Illinois 60461

(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:

LOT 9 IN ASHLEY WOODS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 30 RODS OF THE NORTH 21 1/2 RODS THEREOF) OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1927 AS DOCUMENT NUMBER 87-546573, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes not due and payable at time of closing; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements; covenants and restrictions contained in the Declaration recorded as Document Number 87-560768 relating to the creation of Ashley Woods Homeowners Association with right of individual owners in and to said Association, assessment for maintenance, building use, exterior maintenance, and architectural approval; and covenants and restrictions contained in the Settlement Agreement incorporated in the Judgment Order of Dismissal entered in Case 86 CH 8422 on May 18, 1987, relating to grading for land, redirection of roof runoff, construction of fencing, conveyance of a 25 foot strip of land, curb cuts, minimization of landscaping plans, materials used in construction of the bottom of detention lake and burning of wood vegetation.

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): 15-30-412-008

Address(es) of Real Estate: 2627 Burton Drive, Westchester, Illinois 60154

DATED this 12th day of December 1990

(SEAL) *Mary Jane Duax* (SEAL)
Mary Jane Duax

(SEAL) _____ (SEAL)

90624904

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

State of Illinois, County of Cook I, the undersigned, a Notary Public, and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Jane Duax, a widow and not since remarried

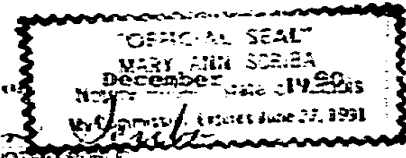
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the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



Given under my hand and official seal, this 12th day of December 1990

Commission expires June 21, 1991 *They Ann* NOTARY PUBLIC

This instrument was prepared by John T. Duax, Schwartz & Freeman, 401 N. Michigan Avenue, Suite 3400, Chicago, IL 60611



MAIL TO: Dean G. Galanopoulos (Name)
340 West Butterfield Road (Address)
Elmhurst, Illinois 60126 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: John W. and Geraldine A. Cox (Name)
2627 Burton Drive (Address)
Westchester, Illinois 60154 (City, State and Zip)

1120587
1/16/91

REC'D - COOK COUNTY RECORDER'S OFFICE

90624904

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UNOFFICIAL COPY

Warranty Deed

JOINT TENANCY
INDIVIDUAL TENANCIES

10

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
278.00
96D'50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
106.00
96C893

002984

125903

90624904