

WARRANTY DEED
JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)

1992 JUL 6 PM 1:52

92487390

CAUTION Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTORS, STEVEN C. SCHAUER and
JACALYN L. SCHAUER, his wife,

of the Village of Schaumburg County of Cook
State of Illinois for and in consideration of
Ten and No/100ths (\$10.00) DOLLARS,
and other good and valuable considera- in hand paid,
CONVEY and WARRANT to

JAMES SPEVAK and ANTOINETTE R. SPEVAK,
his wife, of 1223 N. Blanchan, LaGrange
Park, Illinois 60525

(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:

UNIT 1A1 IN BUILDING 2 IN KINGSFORT ESTATES WEST CONDOMINIUM AS DELINEATED ON
A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE WEST 7/8THS OF
THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN AND PART OF LOT 1 IN KINGSFORT ESTATES WEST UNIT
NUMBER 1 SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH
SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED
AS DOCUMENT 27143895 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS

TAX ID #: 07-32-100-026-1009

SUBJECT TO: General real estate taxes not due and payable at time of closing;
Special Assessments confirmed after this Contract date; 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; terms, provisions, covenants, and conditions of
the declaration of condominium, if any, and all amendments thereto; any
easements established by or implied from the said declaration of condominium
or amendments thereto, if any; limitations and conditions imposed by the
Illinois Condominium Property Act, and if applicable, installments of
assessments due after the date of closing.
herely 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.

DATED this 30th day of June 1992

Steven C. Schauer (SEAL) *Jacalyn L. Schauer* (SEAL)
STEVEN C. SCHAUER JACALYN L. SCHAUER

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

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
STEVEN C. SCHAUER and JACALYN L. SCHAUER, his wife

personally known to me to be the same persons whose name is subscribed
"OFFICIAL SEAL" to the foregoing instrument, appeared before me this day in person, and acknowl-
HARRY SACHRISON ed that they signed, sealed and delivered the said instrument as their
Notary Public of Illinois free and voluntary act, for the uses and purposes therein set forth, including the
My Commission Expires July 24, 1992 release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of June 1992

Commission expires July 24 1992 *Harry M. Sachrison*
NOTARY PUBLIC

This instrument was prepared by Sweeney and Riman, Ltd. (H. Sachrison), 230 W.
Monroe, Suite 2900, Chicago, IL 60606 (NAME AND ADDRESS)

MAIL TO: Robert Galgan
(Name)
340 W. Butterfield Rd #40
(Address)
Elmhurst IL 60126
(City, State and Zip)

ADDRESS OF PROPERTY:
1518 Harbour Court, Unit 1A1
Schaumburg, IL 60193

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
James Spevak
(Name)

1518 Harbor Court, Unit 1A1,
Schaumburg, IL 60193
(Address)

7373762
miller
850581

\$2487390
#25267
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE AND ADMINISTRATION
REAL ESTATE TRANSFER TAX
DATE 06/10/92
AMT. PAID \$87.00

COOK CO. NO. 018
30311
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
87.00
782
REAL ESTATE TRANSACTION TAX
Cook County
14350

230 W. Monroe
Chicago, IL 60606

UNOFFICIAL COPY

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

GEORGE E. COLE
LEGAL FORMS