

WARRANTY DEED
Joint Tenancy Statutory (Illinois)
(Individual to Individual)

UNOFFICIAL COPY

92642851

THE GRANTOR, JAMES G. MIHLBAUER, married to JAN MIHLBAUER, of Addison, DuPage County, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, CONVEY AND WARRANT to VERGHESE NINAN and GLORY NINAN, his wife, 506 N. Myrtle, Elmhurst, DuPage County, Illinois, grantees, not as tenants in common but as joint tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

P.I.N. 08-22-204-003-0000

Common Address: 1705 W. Victoria Dr., Mt. Prospect, IL 60056

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 as tenants in common but as joint tenants forever.

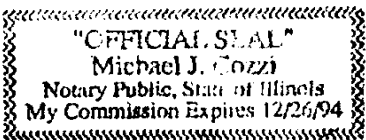
DATED this 31st day of AUGUST, 1992.

REC'D IN COUNTY RECORDS
T 682 49-24-4
00:00:00 08/18/92 00:00:00
05:22:58

James G. Muhlbauer
JAMES G. MIHLBAUER

Jan Muhlbauer
JAN MIHLBAUER

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 JAMES G. MIHLBAUER, married to JAN MIHLBAUER, 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 acknowledged 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 31st day of AUGUST, 1992. Commission expires December 26, 1994.

Michael J. Cozzi
Notary Public

92642851

THIS INSTRUMENT WAS PREPARED BY:

MICHAEL J. COZZI, Attorney at Law, 314 S. Arlington Heights Rd., Arlington Heights, IL 60005

Address of Property:

1705 W. Victoria Drive
Mt. Prospect, IL 60056

MAIL TO:

ALLAN DAKOFF, Esq.
9291 N. Maryland Avenue
Niles, IL 60648

Send subsequent tax bills to:

VERGHESE NINAN
506 N. Myrtle
Elmhurst, IL 60126

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
AUG 31 1992
6655 \$1800.00



Handwritten initials/signature

UNOFFICIAL COPY

Property of Cook County Clerk's Office

92642891

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PARCEL B-1:

THAT PART OF LOT 1 IN LAUREL ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1, DUE SOUTH A DISTANCE OF 458.10 FEET AS MEASURED ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES, 22 MINUTES, 25 SECONDS WEST, 289.78 FEET; THENCE SOUTH 0 DEGREES, 37 MINUTES, 35 SECONDS EAST, 4.03 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 25 SECONDS EAST, 0.32 FEET TO THE CENTER LINE OF A 0.67 FEET WIDE CONCRETE AND BRICK WALL AND POINT OF BEGINNING FOR PARCEL NO. 3; THENCE SOUTH 0 DEGREES, 37 MINUTES, 35 SECONDS EAST, 31.25 FEET ALONG THE CENTER LINE OF SAID PARTY WALL TO A POINT; THENCE NORTH 89 DEGREES, 22 MINUTES,

25 SECONDS EAST, 0.32 FEET; THENCE SOUTH 0 DEGREES, 37 MINUTES, 35 SECONDS EAST, 4.03 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 25 SECONDS WEST, 12.50 FEET; THENCE SOUTH 0 DEGREES, 37 MINUTES, 35 SECONDS EAST, 5.10 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 25 SECONDS WEST, 31.32 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 35 SECONDS WEST, 5.10 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 25 SECONDS WEST, 21.80 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 35 SECONDS WEST, 35.28 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 25 SECONDS EAST, 25.67 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 35 SECONDS WEST, 4.03 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 25 SECONDS EAST, 15.58 FEET; THENCE SOUTH 0 DEGREES, 37 MINUTES, 35 SECONDS EAST, 4.03 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 25 SECONDS EAST, 24.07 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B-2:

EASEMENT FOR THE BENEFIT OF PARCEL NUMBER 1 FOR INGRESS AND EGRESS TO AND FROM PUBLIC ROADS TO AND FROM AND FOR THE USE OF THE COMMON PROPERTIES, AND TO AND FROM AND FOR THE USE OF THE WATER RETENTION BASIN AS DEFINED IN THE DECLARATION OF EASEMENT DATED AUGUST 12, 1976 AND RECORDED AUGUST 13, 1976 AS DOCUMENT NUMBER 23597577, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 16, 1975 AND KNOWN AS TRUST NUMBER 38147 AND AS CREATED BY DEED DATED AUGUST 12, 1976 AND RECORDED SEPTEMBER 16, 1976 AS DOCUMENT NUMBER 23638787 FROM LA SALLE NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 7, 1976 AND KNOWN AS TRUST NUMBER 50946 TO ROSALIND DAMORE, IN COOK COUNTY, ILLINOIS.

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