

# UNOFFICIAL COPY

WARRANT DEED  
of Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

CAUTION: Consult a lawyer before using or using 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.

THE GRANTORS MARK PETERSON and KATHLEEN PETERSON, husband and wife,

93488850

Hills  
of the City of Vernon / County of Lake  
State of Illinois for and in consideration of  
Ten and 00/100 (\$10.00) and other good and valuable / consideration  
CONVEY and WARRANT to FRANK CASSANO  
and MARIA M. CASSANO, husband and wife,  
2700 North 74th Avenue, Elmwood Park,  
Illinois 60635

DEPT-01 RECORDING \$29.50  
100000 TRAN 2207 06/25/93 12:19:00  
15967 K-93-488850  
COOK COUNTY RECORDER

(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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

93488850

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): 03-12-300-140-0000

Address(es) of Real Estate: 354 Inland Drive, Wheeling, Illinois 60090

DATED this 1st day of June 1993 93488850

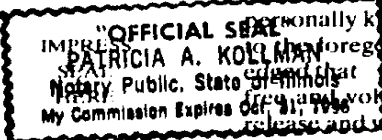
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

X *Mark Peterson*  
MARK PETERSON

(SEAL) X *Kathleen Peterson*  
KATHLEEN PETERSON (SEAL)

(SEAL) (SEAL)

State of Illinois, County of Lake Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK PETERSON and KATHLEEN PETERSON, husband and wife are



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 15th day of June 19 93

Commission expires October 31 19 96 Patricia A. Kollman NOTARY PUBLIC

This instrument was prepared by Martin K. Blonder, ROSENTHAL AND SCHANFIELD, 55 East Monroe Street, 46th Floor, Chicago, Illinois 60603

MAIL TO  
MAIL TO

Mr. David C. Ansani  
(Name)  
Ansani & Ansani  
1411 West Peterson Avenue  
(Address)  
Suite 202  
Park Ridge, IL 60068  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Cassano  
2700 N. 74th Ct  
Elmwood Park IL 60653  
(City, State and Zip)

*JRC*

EL113908/19930901 WB 0

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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Warranty Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

33468850

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
1993 12 9 0.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
1993 12 9 0.00

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 204.28 FEET EAST AND 133.79 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF ONE EAST-WEST FOR THIS LEGAL DESCRIPTION);

THENCE NORTH 38 DEGREES 56 MINUTES 00 SECONDS WEST, 11.55 FEET;
" SOUTH 81 " 04 " 00 " WEST, 4.56 " ;
" NORTH 08 " 56 " 00 " WEST, 8.66 " ;
" NORTH 53 " 56 " 00 " WEST, 14.62 " ;
" NORTH 08 " 56 " 00 " WEST, 13.88 " ;
" SOUTH 81 " 04 " 00 " WEST, 6.00 " ;
" NORTH 08 " 56 " 00 " WEST, 10.58 " ;
" NORTH 81 " 04 " 00 " EAST, 62.75 " ;
" SOUTH 08 " 56 " 00 " EAST, 53.46 " ;
" SOUTH 81 " 04 " 00 " WEST, 36.08 " ;

TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED JUNE 9, 1988 AND RECORDED JUNE 10, 1988 AS DOCUMENT NUMBER 88-253526.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 1, 1978 AND RECORDED ON OCTOBER 12, 1978 AS DOCUMENT NUMBER 24666972.

PARCEL 4:

EASEMENT FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88-253528 AND BY SUPPLEMENTAL DECLARATION TO FIRST AMENDMENT TO AGREEMENT TO PROVIDE PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 19, 1989 AND RECORDED ON DECEMBER 20, 1989 AS DOCUMENT NUMBER 89-608946.

354 Inland Drive  
Wheeling, Illinois 60090

P.I.N.: 03-12-300-062-0000 (affects this and other property)  
"P.I.N.: 1990 and subsequent years - 03-12-300-140-0000"

EXHIBIT A

**UNOFFICIAL COPY**

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 1992 AND ALL SUBSEQUENT YEARS.
2. ANNUAL MAINTENANCE ASSESSMENT OF WHEELING DRAINAGE DISTRICT NO. 1, UNDER LAW DOCKET NO. 26637CO, BOOK 402 PAGE(S) 421, FOR 1993 AND SUBSEQUENT YEARS.

3. POWER OF ATTORNEY, EXECUTED AND DELIVERED BY THE TWIN OAKS OWNER ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION ("TWIN OAKS") IN FAVOR OF THE OAKS OWNERS ASSOCIATION ("OAKS ASSOCIATION"), AS OF THE 9TH DAY OF NOVEMBER, 1990, AND RECORDED FEBRUARY 19, 1991 AS DOCUMENT NUMBER 91-076885.

4. NOTICE OF STORM WATER DETENTION REQUIREMENTS RECORDED MAY 8, 1978 AS DOCUMENT NUMBER 24437086.

5. RIGHTS AND INTERESTS DISCLOSED BY ELECTRICAL AND TELEPHONE FACILITIES AGREEMENTS MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED NOVEMBER 2, 1979 AND KNOWN AS TRUST NUMBER 40017, HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST NUMBER 40554, HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST NUMBER 40672 AND THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED AS DOCUMENT NUMBER 25786797.

NOTE: SEE PLAT ATTACHED TO SAID INSTRUMENT FOR LOCATION OF SAID EASEMENT.

6. GRANT TO LAY AND MAINTAIN GAS MAINS AND TO ERECT, MAINTAIN AND RENEW POLES UPON AND ALONG SO MUCH OF THE HIGHWAY KNOWN AS MILWAUKEE AVENUE AS IS UPON OR ADJOINING TO LOT 38 IN THE SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12 FROM LOUIS KAMPS TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS RECORDED AS DOCUMENT NUMBER 5425704.

(AFFECTS PARCEL 3)

7. PROPERTY SUBJECT TO THE PROVISIONS OF AGREEMENT RECORDED DECEMBER 21, 1950 AS DOCUMENT NUMBER 14978151. SAID AGREEMENT MAKES MENTION ON AN EASEMENT, IF ANY, FOR MAINTENANCE OF POLES AND WIRES GRANTED TO THE PUBLIC SERVICE COMPANY.

8. EASEMENTS GRANTED TO PUBLIC SERVICE COMPANY FOR MAINTENANCE OF POLES AND WIRES AS REFERRED TO IN DEED RECORDED AS DOCUMENT NUMBER 14225562.

9. GRANT RECORDED AS DOCUMENT NUMBER 18004038 TO NORTHERN ILLINOIS GAS COMPANY FOR A UTILITY EASEMENT ALONG THE EAST SIDE OF WOLF ROAD.

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10. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND TAKEN AND USED FOR WOLF ROAD, INCLUDING THAT PART DEDICATED FOR WOLF ROAD AND RECORDED AS DOCUMENT NUMBER 11973234.

11. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND TAKEN AND USED FOR MILWAUKEE ROAD.

(AFFECTS PARCEL 3)

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12. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART TAKEN AND USED FOR ROADS, INCLUDING THAT PART USED FOR INLAND DRIVE THAT RUNS ALONG THE NORTH AND SOUTH SIDES OF THE LAND.
13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT INCLUDING MAINTENANCE CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT NUMBERS 24666972 AND 25456482.
14. EASEMENT SET FORTH IN DOCUMENT 24666972, AS AMENDED BY AGREEMENT RECORDED MAY 14, 1980 AS DOCUMENT 25456482 AND MODIFIED BY INSTRUMENT RECORDED AS DOCUMENT NUMBERS 88-253527 AND 88-253528, MADE BY AND BETWEEN HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 10, 1977 AND KNOWN AS TRUST NUMBER 38086 AND WHEELING TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1968 AND KNOWN AS TRUST NUMBERS 631 AND 632 ON, OVER, ACROSS, THROUGH AND UNDER THE LAND FOR THE PURPOSE OF INSTALLING EXTENSIONS AND THE CONTINUOUS USE ON ANY AND ALL UTILITY LINES.
15. RIGHT OF THE PUBLIC AND THE STATE OF ILLINOIS, IN AND TO THAT PART OF THE LAND WHICH IS INCLUDED IN WOLF ROAD.
16. EASEMENT AS CREATED BY GRANT RECORDED JANUARY 23, 1980 AS DOCUMENT 25332747 TO THE COMMONWEALTH EDISON COMPANY.
17. PUBLIC UTILITY EASEMENT AND COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN CONTAINED RECORDED ON FEBRUARY 17, 1981 AS DOCUMENT NUMBERS 25775992, 25786797, 26329652, 26348021 (MODIFIED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 26466737), 26462004, 26462005, 26854284 AND 86-000872.
18. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS INCLUDING MAINTENANCE CHARGES CONTAIN IN INSTRUMENT LABELLED EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 88-253526.
19. MAINTENANCE CHARGE WITH RESPECT TO AN EASEMENT FOR INGRESS AND EGRESS AS CONTAINED AND NOTED ON PAGE 3 IN INSTRUMENT RECORDED AS DOCUMENT NUMBER 88-253527.
20. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, INCLUDING ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT NUMBERS 88-253527, 88-253528, 89-608946, AND 90-083585.
21. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION RECORDED FEBRUARY 21, 1990 AS DOCUMENT NUMBER 90083586, AND ALSO CREATING THE OAKS OWNERS ASSOCIATION AND THE CREATION OF ASSESSMENTS TO BE PAID.
22. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2, PARCEL 3 AND PARCEL 4 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT. 93488850
23. RIGHTS OF THE ADJOINING OWNER AND OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 2, PARCEL 3 AND PARCEL 4.
24. UNRECORDED LAUNDRY LEASE.
25. EXISTING UNRECORDED LEASES TO TENANTS IN POSSESSION OF APARTMENT UNITS.