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WARRANTY DEED
Joint Tenancy

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1 of 2
00313566
THE GRANTOR

DIANNE S. ROSSELL, a single person never married,

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to:

JAMES L. TURCO and
BRANDI L. BAUGHER,
2756 N. Pine Grove, Chicago, 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:

UNIT NUMBER 15H IN PARK VIEW TOWERS CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), LOTS 56 AND 57 IN SUBDIVISION BY ANDREW STAFFORDS AND COLEHOUR OF BLOCKS 1 AND 2 OF OUT-LOT "A" IN WRIGHTWOOD, SAID WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO LOT 11 IN LEHMAN DIVERSEY BOULEVARD ADDITION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1971 AND KNOWN AS TRUST NO. 42164 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25,386,511 TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION).

SUBJECT TO THE FOLLOWING "PERMITTED EXCEPTIONS", if any, none of which shall impair the use of the property as a residence: (a) General real estate taxes not due and payable at time of closing; (b) Special assessments confirmed after this Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain title, pipe or other conduit.

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): 14-28-309-031-1144
Address of Real Estate: Unit 15H 2740 N. Pine Grove, Chicago, Illinois 60614

DATED this 12th of May of 1994

Dianne S. Rosell
DIANNE S. ROSSELL

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



DIANNE S. ROSSELL, personally know 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 he/she signed, sealed, and delivered the said instruments as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver to the right of homestead.

GIVEN under my hand and official seal, this 12th day of May, 1994.

Commission expires September 11, 1996

David R. Mack
NOTARY PUBLIC

This instrument was prepared by DAVID R. MACK, PO. Box 498, Palos Park, Illinois 60464

MAIL TO:
Michael Hendrickson
180 N. LaSalle St., Ste. 2507
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
JAMES L. TURCO
Unit 15H 2740 N. Pine Grove
Chicago, Illinois 60614

23 copy
TICOR TITLE INSURANCE
BOX 15

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