

UNOFFICIAL COPY

WARRANTY DEED

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(The Above Space For Recorder's Use Only)

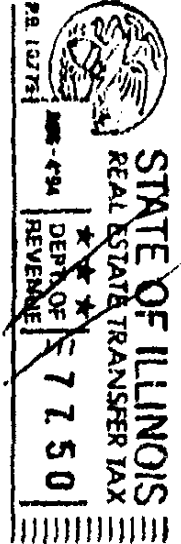
THE GRANTOR, NANCY I. HEIN, a spinster, of 1847 Missouri St, San Diego, California, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to

BETH J. GRAUNKE
of 4008 Amelia Av, Lyons, Illinois, the following described Real Estate situated in County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: See Exhibit A attached hereto and by this reference incorporated herein.

SUBJECT ONLY TO: See Exhibit A attached hereto and by this reference incorporated herein.

COOK
CO. NO. 016
0 5 4 6 3 7



COOK COUNTY, ILLINOIS

1994 AUG - 4 PM 2:46

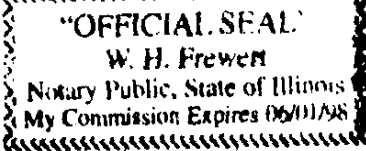
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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED THIS 28th day of JULY 1994

Nancy I. Hein by Elsie B. Hein (SEAL)
NANCY I. HEIN by ELSIE B. HEIN as her Attorney in Fact

STATE OF ILLINOIS, COUNTY OF Cook ss., I, the undersigned, an Illinois Notary Public with state wide authority, in the County aforesaid, DO HEREBY CERTIFY that ELSIE B. HEIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the Attorney in Fact of NANCY I. HEIN, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act and the free and voluntary act of her principal NANCY I. HEIN, 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 28th day of JULY 1994

W. H. Frewert
Notary Public

Prepared by: William H. Frewert, Attorney at Law, 5712 Lawn Drive, Western Springs, IL 60558

Name James Grogan
Mail to: Address 333 S. Olive
City and State Chicago, Illinois

Address of Property:
2 Garden Dr, Unit 3
LaGrange Park, IL 60525

Subsequent tax bills to:

OR RECORDER'S OFFICE BOX NO. _____

BOX 333-CTT

75-24-0940

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92564936

de registration #

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EXHIBIT A.

LEGAL DESCRIPTION:

UNIT NUMBER 2-3 IN SHERWOOD GARDENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 1 In Owner's Subdivision of part of the West Half (1/2) of Section 28, Township 39 North, Range 12 East, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

LOT 39 in Sherwood Village, being a Subdivision of part of the West Half (1/2) of Section 28, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium filed as Document Number LR3247404 together with its undivided percentage interest in the common elements.

PIN 15-28-315-057-1005

A Garden Drive Unit 3, LaGrange Park, Ill.

SUBJECT ONLY TO: [1] general real estate taxes not due and payable at time of closing; [2] special assessments confirmed after the contract date of MAY 28, 1994; [3] building, building line and use or occupancy restrictions, conditions and covenants of record; [4] zoning laws and ordinances; [5] easements for public utilities; [6] drainage ditches, feeders, laterals and drain tile, pipe or other conduit; [7] party walls, party wall rights and agreements; covenants conditions and restrictions of record, 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, if applicable; installments of assessments due after the date of closing and easements established pursuant to the declaration of condominium; [8] the mortgage or trust deed, if any, relating to the Grantees' financing of the real estate; [9] acts done or suffered by or through the Grantees; and