

WARRANTY DEED
State of ILLINOIS
(Individual to Individual)

UNOFFICIAL COPY 94725724

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DEPT-01 RECORDING 923.00
T#9999 TRAN 5108 08/16/94 13447100
97690 \$ DW # - 94 - 725724
COOK COUNTY RECORDER

94725724

THE GRANTOR S
YAGHOUB K. SEPERGHAN and ROZA SEPERGHAN, his wife

of the Village _____ of Morton Grove County of Cook
State of Illinois _____ for and in consideration of
Ten (10) and 00/100*****

_____ DOLLARS,
_____ in hand paid,

CONVEY and WARRANT to
JON STRUBE and MICHELLE STRUBE, as tenants by the
entirety, 1108 Johnson Drive, Buffalo Grove
Illinois
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

Lot 93 and West 1/2 of Vacated Alley Lying East and Adjoining
Lot 93, in Howard Subdivision, Being a Subdivision of Part of
the East One Half of the Southeast quarter of Section 20 and a
Resubdivision of Lots 1 to 89, Both Inclusive in Roeder Brothers'
Main Street Subdivision of part of the North 8.51 chains of the
North Half of the Southeast quarter of Section 20, All in Town-
ship 41 North, Range 13, East of the Third Principal Meridian,
in Cook County, Illinois.

Subject To: (See Reverse)

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

Permanent Real Estate Index Number(s): 10 - 20 - 403 - 143 - 0000

Address(es) of Real Estate: 8325 Mango, Morton Grove, Illinois

DATED this 15th day of August 1994

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

Yaghoob K. Seperghan (SEAL) Roza Seperghan (SEAL)

(SEAL) (SEAL)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public, and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
Yaghoob K. Seperghan and Roza Seperghan, his wife

"OFFICIAL SEAL" personally known to me to be the same persons whose name are subscribed
PAUL D. WEATHERHEAD the foregoing instrument, appeared before me this day in person, and acknowl-
Notary Public, State of Illinois, that they signed, sealed and delivered the said instrument as their
My Commission Expires Sept. 18, 1995 and voluntary act, for the uses and purposes therein set forth, including the
and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of August 1994

Commission expires 19 _____ NOTARY PUBLIC

This instrument was prepared by Paul D. Weatherhead, 200 W. Adams, Ste. 2905, Chicago, IL
(NAME AND ADDRESS)

MAIL TO: Scott C. Haugh (Name)
140 South Dearborn, 14th Floor (Address)
Chicago, Illinois 60603 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
John and Michelle Strube (Name)
8325 Mango (Address)
Morton Grove, Illinois 60053 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. FLOOR TITLE INSURANCE BOX 15

VALUATION OF MORTGAGE GROUP REAL ESTATE TRADING GROUP
NO. 02749 ADDRESS 576.01 DATE 8/17/94
ADDRESS 8325 Mango Morton Grove, IL
BY: [Signature]

94725724

23 88

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

GEORGE E. COLE
LEGAL FORMS

TO

Subject only to:

~~(1) the conditions and stipulations contained in the owner's policy issued by that company and extended coverage over the general exception, (2) the title exceptions set forth in paragraph 4(a) & (b) of the Real Estate Contract, (3) title exceptions which may be removed by the payment of money at the time of closing and which the Seller shall so remove at that time by using the funds to be paid upon the delivery of the deed. Delay in delivery by Seller of Commitment for Title Insurance due to delay by Purchaser's mortgagee in recording mortgage and bringing down title shall not be a default of this paragraph. Any title commitment furnished by the Seller hereunder shall be conclusive evidence of good title as therein shown, subject only to exceptions as therein stated. As to all or any part of said real estate which, on the date of this contract, was registered in the Office of the Registrar of Titles of Cook County the Seller shall (1) tender the title commitment herein required, (2) deliver the Owner's duplicate certificate of title at closing, and (3) timely file all notices and take all necessary steps to assure the deregistration of the real estate and recording of the deed at closing.~~

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Property of Cook County Clerk's Office

94725724

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STATE
AUG 18 '84
P. 11450
66.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★
AUG 16 '84
DEPT. OF REVENUE
132.00
P. 10640