

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting 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.

94871618

TR-56314718

THE GRANTOR(S) BENJAMIN ZAVEDUK, married to
ADELE ZAVEDUK

of the Village of Northbrook County of Cook
State of Illinois for and in consideration of
TEN AND NO/100 (\$10.00) - - - - - DOLLARS,
and other good and valuable considerations

DEPT-01 RECORDING \$23.00
T00014 TRAN 3012 10/11/94 13:29:00
#1271 AR #94-871618
COOK COUNTY RECORDER

CONVEY(S) and WARRANT(S) to
SOUNG N. CHA and JENNY O. CHA
5628 N. Spaulding Avenue
Chicago, Illinois 60659

(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 attached

Cook County
REAL ESTATE TRANSFER TAX



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE

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 in tenancy in common, but in joint tenancy forever. SUBJECT TO: covenants, conditions, and restrictions of record.

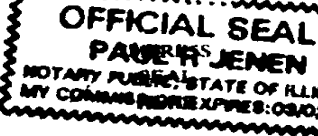
Document No.(s) ; and to General Taxes
for 1993 and subsequent years

Permanent Real Estate Index Number(s): 04-08-200-024-1022
Address(es) of Real Estate: 925 Springhill, Unit 205, Northbrook, Il. 60062

DATED this 7TH day of OCT 1994

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
X Benjamin Zaveduk (SEAL) X Adele Zaveduk (SEAL)
BENJAMIN ZAVEDUK ADELE ZAVEDUK

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 BENJAMIN ZAVEDUK, and ADELE ZAVEDUK, his wife



personally known to me to be the same person as whose name as 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 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 7th day of OCT 1994

Commission expires March 2 19 98

This instrument was prepared by PAUL R. JENEN, 433 N. Milwaukee Avenue, Wheeling, Il. 60090

MAIL TO { Paul R. Jenen, Attorney at Law, 3925 W. Peterson Ave, 433 North Milwaukee Avenue, Chicago, Illinois 60090-6069 }

SEND SUBSEQUENT TAX BILLS TO

Soung N. Cha, 925 Springhill, Unit 205, Northbrook, Illinois 60090-10062

OR RECORDER'S OFFICE BOX NO 15 TICOR TITLE INSURANCE BOX 15

AFFIX "RIDERS" OR REVENUE STAMPS HERE

94871618

2300 PA

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

TO

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

UNIT NUMBER 205 IN PHEASANT CREEK CONDOMINIUM NUMBER 1 AS DELINEATED ON SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL I):

LOTS A AND B IN WHITE PLAINS UNIT 7, BEING A SUBDIVISION OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE 2 ACRES CONVEYED TO FREDERICK WALTER BY WARRANTY DEED RECORDED DECEMBER 4, 1849 AS DOCUMENT NUMBER 24,234, BEING THE EAST 20 RODS OF THE NORTH 16 RODS OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8, AND ALSO THE 1 ACRE CONVEYED TO THE CHURCH BY WARRANTY DEED RECORDED APRIL 30, 1851 AS DOCUMENT 29,581 ALL TAKEN AS A TRACT, (EXCEPTING FROM SAID TRACT THE NORTH 520.00 FEET OF WEST 742.00 FEET AND ALSO EXCEPTING THAT PART EAST OF THE WEST 742.00 FEET OF SAID TRACT AND NORTH OF A LINE 246.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8) ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 40920 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22,648,910 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL II:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AS SET FORTH IN PHEASANT CREEK ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED MARCH 5, 1974 AND RECORDED MARCH 8, 1974 AS DOCUMENT NUMBER 22,648,909 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 28, 1975 AND KNOWN AS TRUST NUMBER 49409 TO JAMES B. FILIP DATED SEPTEMBER 17, 1976 AND RECORDED DECEMBER 2, 1976 AS DOCUMENT 23,734,068 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS

SUBJECT TO: General real estate taxes for the year 1993 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium.

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