

UNOFFICIAL COPY

No. 94-164

94885004

City of Country Club Hills

WARRANTY DEED
Joint Tenancy
Illinois Statutory
(Individual to Individual)

\$ 325.00 (Three Hundred
Twenty Five and no/100)

Real Estate Transaction Stamp HS 9-6-94

THE GRANTOR, WILLIE MAE AUSTIN, divorced and not since remarried, of the Village of Country Club Hills, County of Cook, State of Illinois, for and in consideration of TEN and No/100 DOLLARS (\$10.00), CONVEYS and WARRANTS to KESHA DOWDELL and MANWELL DOWDELL, 2309 East 207th Street, of the Village of Lynwood, County of Cook, State of 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:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

THIS INSTRUMENT IS SUBJECT TO: general taxes not due and payable at the time of closing; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; mortgage dated July 10, 1987 and recorded July 14, 1987 as document no. 87387890, made by Willie Mae Austin to Great Lakes Mortgage Corporation to secure an indebtedness of \$55,800.00 and assigned to Sears Mortgage Corp., recorded as document no. 92461845.

PERMANENT PROPERTY INDEX NO. 31-03-202-145

hereby 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. Buyers agree to assume and pay the aforesaid mortgage debt and agrees to become substitute mortgagors.

DATED this 8th of September, 1994.

Willie Mae Austin (SEAL)
WILLIE MAE AUSTIN

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 WILLIE MAE AUSTIN, divorced and not since remarried, personally known 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 she signed, sealed and delivered the said instrument as her 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 8th of September, 1994.

Commission expires March 27, 1995

Patricia A. Whiteside
Patricia A. Whiteside, Notary Public

" OFFICIAL SEAL "
PATRICIA A. WHITESIDE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP: 3/27/95



This instrument was prepared by Geoffrey C. Miller, Attorney at Law, 930 West 125th Street, Homewood, Illinois 60430

MAIL TO: JOSEPH A. ADDEL, LTD.
105 W. MADISON #700
Chicago IL 60602
RECORDER'S OFFICE BOX NO _____

ADDRESS OF PROPERTY:
4564 Provincetown Drive
Country Club Hills, IL 60478
SEND SUBSEQUENT TAX BILLS TO
KESHA DOWDELL
4564 Provincetown Drive
Country Club Hills, IL 60478

mary
S1412334C

WAS A DIVISION OF INTERCOUNTY

94885004

40020000

2550

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Property of Cook County Clerk's Office

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002564

Cook County
REAL ESTATE TRANSACTION TAX
JUL - 94
REVENUE STAMP
005
953818

11-12-94

002564

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002564

STATE OF ILLINOIS
REAL ESTATE TRANS. TAX
DEPARTMENT OF REVENUE
01250

DEPT-01 RECORDING 125.50
146666 TRAN 8793 10/17/94 11:13:00
#1628 # LC # -94-885004
COOK COUNTY RECORDER

94885004

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF PARCEL 56 IN PROVINCETOWN HOMES UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF PARCEL 56; THENCE SOUTH ALONG THE WEST LINE OF PARCEL 56 FOR A DISTANCE OF 52.65 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL EXTENDED WEST FOR A PLACE OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG AN EXTENSION OF AND THE CENTER LINE OF A PARTY WALL FOR A DISTANCE OF 23.50 FEET TO A POINT IN THE CENTER LINE OF PARTY WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG THE CENTER LINE OF A PARTY WALL FOR A DISTANCE OF 0.28 FEET TO A POINT IN THE CENTER LINE OF A PARTY WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG THE CENTER LINE OF A PARTY WALL AND AN EXTENSION THEREOF FOR A DISTANCE OF 40.50 FEET TO A POINT IN THE EAST LINE OF PARCEL 56; THENCE SOUTH ALONG THE EAST LINE OF PARCEL 56 FOR A DISTANCE OF 24.15 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL EXTENDED EAST; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG THE EXTENSIONS OF AND THE CENTER LINE OF A PARTY WALL FOR A DISTANCE OF 64 FEET TO A POINT IN THE WEST LINE OF PARCEL 56; THENCE NORTH ALONG THE WEST LINE OF PARCEL 56 FOR A DISTANCE OF 24.35 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE DEFINED IN THE DECLARATION RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023538 AS AMENDED BY INSTRUMENT RECORDED FEBRUARY 13, 1970 AS DOCUMENT NUMBER 210801994 AND RECORDED TO IN THE DECLARATION OF INCLUSION RECORDED AUGUST 13, 1976 AS DOCUMENT NUMBER 23596300, IN COOK COUNTY, ILLINOIS.

PO92225604