

WARRANT DEED  
on Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

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94073064

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.

THE GRANTOR(S) Keith Mallian and Dolores J. Popescu n/k/a Dolores J. Mallian, Husband and Wife

of the City of Palatine, County of Cook, State of Illinois for and in consideration of Ten and NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,

DEPT-01 RECORDING \$23.50  
T80000 TRAM 6264 01/24/94 12:22:00  
91391 \*94-073064  
COOK COUNTY RECORDER

CONVEY(S) and WARRANT(S) to James R. Griffin, a single person and Jill A. Ziegler, a single person as Joint Tenants 1421 Ports O Call, #PW, Palatine, IL 60067

(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 LEGAL DESCRIPTION

*[Handwritten signatures]*

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. SUBJECT TO: covenants, conditions, and restrictions of record,

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

Permanent Real Estate Index Number(s): 02-12-410-938  
Address(es) of Real Estate: 1135 N. Williams Drive, Palatine, Illinois 60067

DATED this 17th day of JAN. 1994  
PLEASE PRINT OR TYPE NAME(S) BELOW  
SIGNATURE(S)  
Keith Mallian (SEAL) Dolores J. Popescu n/k/a Dolores J. Mallian (SEAL)

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 Keith Mallian and Dolores J. Popescu n/k/a Dolores J. Mallian, HUSBAND AND WIFE personally known to me to be the same persons whose names are 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 free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal this 17th day of JANUARY 1994  
Commission expires JOHN M. McGUIRK NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/19/98  
This instrument was prepared by John M. McGuirk, 1001 Main, Suite B, St. Charles, Illinois 60174



MAIL TO: Kathleen Widuch 208 Wister Park Ridge, IL 60067  
SEND SUBSEQUENT TAX BILLS TO: James R. Griffin & Jill A. Ziegler 1135 N. Williams Drive Palatine, Illinois 60067

AFFIX "RIDERS" OR REVENUE STAMPS

94073064

2350

48635828

GIT

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Warranty Deed

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

PARCEL 1: THE WEST 1/2 OF THE NORTH 1/2 OF LOT 8 IN EVERGREEN COURT PLANT OF PLANNED UNIT DEVELOPMENT IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12., TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 28, 1983 AS DOCUMENT NUMBER 26714772, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED JUNE 18, 1984 AS DOCUMENT 27132384 AND AS CREATED BY THE MORTGAGE FROM THE FIRST NATIONAL BANK OF LAKE FOREST, AS TRUSTEE, UNDER TRUST AGREEMENT DATED AUGUST 29, 1983 AND KNOWN AS TRUST NUMBER 25-7318 TO CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED APRIL 13, 1984 AND RECORDED JUNE 21, 1984 AS DOCUMENT 27139999, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) general Real Estate taxes accrued, but not yet payable at the time of closing; (b) special assessments confirmed after the Contract date, (c) building set-back lines and use or occupancy restrictions, (d) covenants, conditions and restrictions of record provided they are not violated nor contained a reverter or the right of re-entry, (e) zoning laws and ordinances, (f) easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds and (g) drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Approved by Cook County Clerk's Office

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