

WARRANT DEED

Joint Tenancy

Statutory (ILLINOIS)

(Individual to Individual)

UNOFFICIAL COPY

94325807

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, MARY ELIZABETH NAKIELNY formerly known as Mary Elizabeth Leahy married to Raymond J. Nakielny

of the Village of Tinley Park County of Cook State of Illinois for and in consideration of TEN AND NO/100THS DOLLARS,

in hand paid, CONVEY and WARRANT to TOM J. D'ANDREA and DIANE M. D'ANDREA, his wife of 16540 Crescent, Tinley Park, Illinois

DEPT-01 RECORDING \$23.50
T#1111 TRAM 4894 04/12/94 10:31:00
#4990 # *-94-325807
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES)

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:

Parcel 1: The East 30 Feet of the West 71.94 Feet of the South 81.83 Feet of the North 107.83 Feet of Lot 7 in Pheasant Chase Townhomes, a Planned Unit Development, being a subdivision of part of the South West 1/4 of Section 26, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois. Parcel 2: Easement appurtenant to and for the benefit of Parcel 1 aforesaid as set forth in the Declaration of Covenants, Conditions and Restrictions for Pheasant Chase Townhomes Planned Unit Development (PUD) dated August 2, 1989 and recorded September 20, 1989 as Document 89442867 and as created by deed from Stephens and Hayes Construction, Inc. to Mary Elizabeth Leahy dated April 30, 1990 and recorded May 2, 1990 as Document 90200249, for ingress and egress, in Cook County, Illinois.

Subject to General Taxes for 1993 2nd Installment and subsequent years; Easement provisions set forth in the Plat of Subdivision for Pheasant Chase Townhomes recorded February 8, 1988 as Document 88058434; Rights of the adjoining owner or owners to the concurrent use of the Easements described above; Covenant, conditions and restrictions contained in the Pheasant Chase Townhomes, a Planned Unit Development declaration of covenants, conditions and restrictions recorded September 20, 1989 as Document 89442867 made by Stephens and Hayes Construction, Inc., a corporation of Illinois; Provisions contained in Article V of the Declaration of Covenants, Conditions and Restrictions for Pheasant Chase Townhomes, a planned unit development, Declaration of Covenants, Conditions and Restrictions recorded September 20, 1989 as Document 89442867; Terms, Provisions, and conditions relating to the Easement described as Parcel 2 contained in the instrument creating such easement; Rights of the adjoining owner or owners to the concurrent use of the easement; Party wall rights of owners of adjoining land relating to party wall between the parcels as established by Declaration recorded as Document 89442867; Grant made by Stephens and Hayes Construction Inc., to the Commonwealth Edison Company, a corporation of Illinois and the Illinois Bell Telephone Company recorded June 22, 1989 as Document 89286972; Bylaws of Pheasant Chase Homeowners Association, Inc. recorded June 9, 1992 as Document No. 92408894 and Amendment to Pheasant Chase Homeowners Association, a PUD, Declaration of Covenants, Conditions and Restrictions recorded June 9, 1992 as Document #92408895.

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.

Permanent Real Estate Index Number(s): 27-26-317-064

Address(es) of Real Estate: 8709 Margaret Ln, Tinley Park, Illinois 60477

DATED this 30th day of March 1994

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) MARY ELIZABETH NAKIELNY formerly known as Mary Elizabeth Leahy MARY ELIZABETH NAKIELNY RAYMOND J. NAKIELNY RAYMOND J. NAKIELNY

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 MARY ELIZABETH NAKIELNY, formerly known as Mary Elizabeth Leahy married to Raymond J. Nakielny

OFFICIAL SEAL DEBBIE A. DZIERWA NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES AUG. 26, 1995

personally known to me to be the same person whose name 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.

Given under my hand and official seal, this 30th day of March 1994

Commission expires August 26, 1995 Debbie A. Dzierwa NOTARY PUBLIC

This instrument was prepared by William M. Smith, 9400 S. Cicero #304, Oak Lawn, IL 60453

MAIL TO: Narko & Associates (Name) 15000 S. Cicero Avenue (Address) Oak Forest, IL 60452 (City, State and Zip)

MAIL TO: Tom J. and Diane M. D'Andrea (Name) 8709 Margaret Ln. (Address) Tinley Park, IL 60477 (City, State and Zip)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

Mary Elizabeth Nakkellor

TO

Tom J. D'Andrea
and

Diane M. D'Andrea

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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