

WARRANTY DEED
Statutory (ILLINOIS) (General)

95673571

CAUTION: Consult a lawyer before using or signing under the form. Register the purchase for the seller of this form. Obtain any necessary and proper permits, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

RICHARD KOPOLOVIC and
BARBARA SULLIVAN, his wife,
of 2828 Ashton Court,

COOK COUNTY CLERK
21000 ILLINOIS ST. CHICAGO, ILLINOIS 60614
TELEPHONE 312-427-5300
FAX 312-427-5300

(The Above Space For Recorder's Use Only)

of the Westchester Village of Westchester County
of Cook State of Illinois
for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable
in hand paid, CONVEY and WARRANT to consideration

CATHERINE VALENTE
308 N. Beach, Unit 2A
LaGrange Park, IL. 60525
(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead
Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1995 and subsequent years and

Permanent Index Number (PIN) 15-29-323-009-0000

Address(es) of Real Estate 2828 Ashton Court, Westchester, IL. 60154

DATED this 27 day of September 1995.

PLEASE
PRINT OR
TYPE NAMES,
BELOW
SIGNATURES

(SEAL) [Signature] (SEAL)
RICHARD KOPOLOVIC

(SEAL) [Signature] (SEAL)
BARBARA SULLIVAN

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
RICHARD KOPOLOVIC and BARBARA SULLIVAN, his 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.

Given under my hand and official seal, this 27 day of September 1995

My commission expires 19 [Signature] NOTARY PUBLIC

This instrument was prepared by AUDREY KIES TOKARZ, 2100 Clearwater Dr., Sta. 107,
(NAME AND ADDRESS) Oak Brook, IL. 60521

95673571

UNOFFICIAL COPY

Legal Description

of premises commonly known as 2828 Ashton Court, Westchester, IL 60154



PARCEL 1:

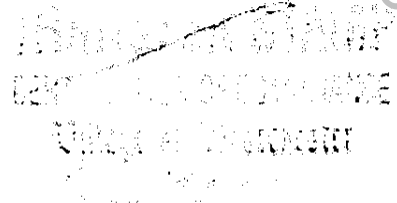
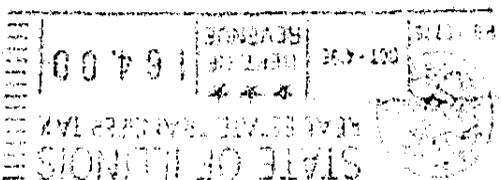
LOT 148 IN WESTCHESTER PLACE PHASE TWO, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE WESTCHESTER PLACE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 7, 1984 AS DOCUMENT 27119988 AND AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION RECORDED JULY 27, 1984 AS DOCUMENT 27119986 AND AS CREATED BY DEED FROM FULTE HOME CORPORATION, A CORPORATION OF DELAWARE TO WESTCHESTER PLACE HOMEOWNERS ASSOCIATION DATED JUNE 26, 1984 AND RECORDED JULY 27, 1984 AS DOCUMENT 27119988 FOR INGRESS AND EGRESS OVER LOTS 184 TO 186, IN WESTCHESTER PLACE PHASE TWO

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AS OF SEPTEMBER 27, 1995; SPECIAL ASSESSMENTS CONFIRMED AFTER JULY 12, 1995; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PIPE OR OTHER CONDUIT; PARTY WALL RIGHTS AND AGREEMENTS, TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM, IF ANY, AND ALL AMENDMENTS THERETO; ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE SAID DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT, AND IF APPLICABLE, INSTALLMENTS OF ASSESSMENTS AFTER SEPTEMBER 27, 1995.

95673571



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { DAVID V. McNAMARA (Name)
9514 W. Franklin Avenue (Address)
Franklin Park, IL 60131 (City, State and Zip)

{ CATHERINE VALENTE (Name)
2828 Ashton Court (Address)
Westchester, IL 60154 (City, State and Zip)

09 RECORDER'S OFFICE BOX NO

BOX 333-CTI