GEORGE E. COLET

UNOFFICIAL COPY

November 1994

WARRANTY DEED Statutory (Illinois) (Individual to Individual)

95221922

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 GRANTORS Derwin W. Chapman and Catherine Chapman, his wife

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, DEPT-01 RECORDING

\$27.00

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#404 ÷ JJ #-95-221922

COOK GOUNTY RECORDER

Above Space for Recorder's Use Only

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SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

in the State of Illinois, to wit:

Subject To: (a) general taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances; (c) zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; (d) visible public and private roads and highways; (e) easements for public utilities which do not underlie the improvements on the property (f) other covenants and restrictions of record which are not violated by the existing improvements upon the property; (g) party wall rights and agreements.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Danmanana Dani Kasasa Indon Muselus (1)	23-05-201-083-0000

Permanent Real Estate Index Number(s): 23-05-201-083-0000

Address(es) of Real Estate: 141C Willows Edge Court, Willow Springs, Il. 60480

Dated this 30th day of March 19 95

PLEASE PRINT OR TYPE NAME(S)	Derwin W. Chapman	(SE	AL) Catherine Chapman	(SEAL)
BELOW SIGNATURE(S)		(SE	AL)((SEAL)

95221922

Warranty Deed
Individual to Individual

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LEGAL FORMS

2004 05



State of Illinoi	s, County of .	Cook	<u> </u>	se. I, the undersigned, a Notary Public in and for									
		said County, in the	State aforesaid, DO	HEREBY CERTIFY	that Derwin W.	<u>Chapman</u>							
		and Cathe	rine Chapma	n, his wife,	ure								
IMP	RESS	personally known to	o me to be the same p	person <u>S</u>	whose name s <u>are</u>	subscribed to the							
	AL ERE	foregoing instrument, appeared before me this day in person, and acknowledged thatt h ey											
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					March								
Commission ex	cpires	1:5	19 <u>23</u> _	Parleks	Biller del	(me)							
This instrumen	it was prepare	i by <u>V. Billie</u>	Selimos, E		NOTARY PUBLIC her Rd., Willow	w Springs, Il 60480							
MAIL TO:	693	On 1 Dalton (Name) (O W 79th (Address) bank 1L	}	SEND SUBSEQU	JENT TAX BILLS TO: () Gad (Name) Willows Edge								
OR	<u> </u>	(City, State and Zi		W. Hon	(Address) Springs, 1— (City, State and Zip)	60480							

LEGAL DESCRIPTION

For Property Located At: 141C Willows Edge Court Willow Springs, Illinois 60480

PARCEL 1:

THAT PART OF LOT 7 IN WILLOWS EDGE, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 88
DEGREES 59 MINUTES 18 SECONDS EAST, 18.83 FEET: THENCE NORTH 1 DEGREES
00 MINUTES 42 SECONDS EAST 5.81 FEET THENCE NORTH 89 DEGREES 34 MINUTES
EAST, 27 FEET: THENCE NORTH 0 DEGREES 26 MINUTES WEST, 49 FEET FOR A
PLACE OF BEGINNING: THENCE NORTH 89 DEGREES 34 MINUTES EAST, 27 FEET;
THENCE NORTH 0 DEGREES 25 MINUTES WEST, 27 FEET: THENCE SOUTH 89
DEGREES 34 MINUTES WEST 27 FEET: THENCE SOUTH 0 DEGREES 26 MINUTES
EAST, 27 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF PARTY WALL RIGHTS, CGYLNANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DATED JANUARY 25, 1988 AND RECORDED APRIL 5, 1988 AS DOCUMENT 88138286 AND AS CREATED BY DEED FROM COLE TAYLOR BANK/FORD CITY, AS SUCCESSOR TRUSTEE TO FORD CITY BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1973 AND KNOWN AS TRUST NUMBER 382 TO DERWIN W. CHAPMAN AND CATHERINE CHAPMAN, HIS WIFE AND RECORDED DEC 15, 1988 AS DOCUMENT 88577405 FOR INGRESS AND EGRESS.

Property of Coot County Clert's Office

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Guernable document - read the following rules 1 Changes must be best within the space britistions shown 2 Cu hist use punchastions 3 Print in CA ²¹ TAL laters with black pen only 4 Ou hist Xeron form 5 Allow only one space between names, numbers, and eddresses								SETALISMENT Number is involved, it must be put with the HAME, here one space between the name and number - if you don't have enough room for your full name, just your lest name will be indequate - Properly Index numbers (PRMI) must be included on every form														
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