

# UNOFFICIAL COPY

## WARRANTY DEED: (Corporation Grantor)

The Grantor, Monarch Real Estate Services, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to: Craig A. Schnierow and Margaret T. Rose, husband and wife, whose address is 2641 North Racine, Chicago, Cook County, Illinois, 60614; as husband and wife, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY the following described real estate in the County of Cook and the State of Illinois, to-wit:

LOT 81 IN WILLIAM DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-02 FILING \$25.00  
 140012 TRAN 3624 04/18/95 14:59:00  
 49863 + JM \*-95-256603  
 COOK COUNTY RECORDER

95256603

Permanent Real Estate Index Number: 14-30-218-025

Common address of Real Estate: 1830 West Oakdale, Chicago, Illinois, 60614.

**Subject to:** (a) liens of general real estate taxes for the year 1994 and subsequent years; (b) zoning laws and building ordinances which do not interfere with the use of the property as a residence; (c) easements of record for utilities, drainage, public roads and highways, and improvements, which do not interfere with the use of the property as a residence; (d) covenants, conditions and restrictions of record, which do not interfere with the use of the property as a residence.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by D. Scott Patterson, its President and Secretary, this 13 day of April, 1995

MONARCH REAL ESTATE SERVICES, INC.

By:

*D. Scott Patterson*

D. Scott Patterson, President

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE APR 18 95 990.00

Attest:

*D. Scott Patterson*  
 D. Scott Patterson, Secretary

754328

754328  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 990.00

Cook County Clerk's Office

STATE OF ILLINOIS  
 REAL ESTATE TRANSACTION TAX  
 95256603  
 APR 18 1995  
 DEPT. OF REVENUE  
 264.00

*[Handwritten initials]*

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Property of Cook County Clerk's Office

95256603

\* 0 3 6 3 2 2 \*  
 \* DEPT. OF \*  
 \* REAL ESTATE \*  
 \* CITY OF CHICAGO \*  
 \* REAL ESTATE TRANSACTION TAX \*  
 \* 990.00 \*  
 \* APR 19 1995 \*  
 \* 10 1997 \*



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State of Illinois )  
 ) ss.  
County of Cook )

I, Judith Woods, a Notary Public in and for said County in the State aforesaid, do hereby certify that D. Scott Patterson, President and Secretary of Monarch Real Estate Services, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts and as the free and voluntary acts of said corporation, for the uses and purposes set forth therein.

Given under my hand and official seal, this 13 day of April, 1995.

[SEAL]

**"OFFICIAL SEAL"**  
**JUDITH WOODS**  
**NOTARY PUBLIC, STATE OF ILLINOIS**  
**MY COMMISSION EXPIRES JUNE 23, 1997**  
**NOTARY PUBLIC**

My commission expires:

Judith Woods

95256603

~~PREPARED BY AND MAILED TO:~~  
~~Thayer & Associates, Ltd.~~  
~~333 W. Wacker Dr., Suite 2020~~  
~~Chicago, IL 60606-1226~~

**SEND TAX BILL TO:**  
**Craig A. Schnierow**  
**1830 West Oakdale**  
**Chicago, IL 60614**

MAL Claire B. Lynch  
B: 301 W. Touhy Ave.  
Park Ridge, IL 60068

**BOX 333-CTI**

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