

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy—Statutory
(ILLINOIS)
(Individual to Individual)

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.

96457845

THE GRANTOR (NAME AND ADDRESS)

Robert D. Ferguson,
never married
4438 N. Malden 3N
Chicago, IL 60640

DEPT-01 RECORDING 925.00
T40012 TRAN 0952 06/14/96 11:22:00
47521 + CG *-96-457845
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the City of Chicago County
of Cook State of Illinois
for and in consideration of ten DOLLARS.
in hand paid. CONVEY and WARRANT to

Ronald E. Kool & Isabella L. Kool - his wife
3548 N. Lockwood, Chicago, IL 60641

(NAME 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 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. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. SUBJECT TO: General taxes for 1996 and subsequent years and

Permanent Index Number (PIN): 14-17-123-020-1006

Address(es) of Real Estate: 4438 N. Malden 3N Chicago, IL 60640

DATED this 5th day of April 1996

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Robert D. Ferguson (SEAL)
Robert D. Ferguson
(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



Robert D. Ferguson, never married
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 he signed, sealed and delivered the said
instrument as his 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 5th day of April 1996

Commission expires 03/08/2000
Notary Public

This instrument was prepared by Robbin Frey-Elhamti 1457 N. Belmont Ave, Chicago

BOX 333-C11

Handwritten notes: #7606431, K Hochstein N/A

Handwritten note: 2500

Handwritten note: 96457845

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Legal Description

of premises commonly known as 4438 N. Malden 3N Chicago, IL 60640

COOK
CO. NO. 016
251711

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 13 1992
DEPT. OF REVENUE
125.00
P.B. 10685

Cook County
PROPERTY TRANSFER TAX
62.50

CHGO.
PROPERTY TAX
937.50

96457845

★
★
★

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Leonard Blum (Name)
20 N. Clark Rm. 2600 (Address)
Chicago, IL 60601 (City, State and Zip)

Ronald E. Kool (Name)
3648 N. Lockwood (Address)
Chicago, IL 60641 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3N, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 52 (EXCEPT THE NORTH 28 FEET THEREOF) AND THE NORTH 37 FEET OF LOT 53 IN THE SUBDIVISION OF THE SOUTH 1/4 OF EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 569.25 FEET THEREOF); WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27138083, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 'B', A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 27138083.

96A578A5

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