

UNOFFICIAL COPY

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WARRANTY DEED

THE GRANTOR, SUSAN N. AVALOS, divorced and not since remarried, of Westchester, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS unto FRED M. SENG, the following described real estate in the County of Cook, State of Illinois, to wit:

DEPT-01 RECORDING \$23.30
T#2222 TRAN 2604 07/19/96 11:18:00
#1057 JL *-96-551778
COOK COUNTY RECORDER

Handwritten notations in a grid: 2300, 2300, 80

96551778

The Above Space for Recorder

SEE REVERSE SIDE FOR THE LEGAL DESCRIPTION

96551778

Subject to: (a) General real estate taxes not due and payable b) special assessments confirmed after this contract date; (c) Building building line and use or occupancy restrictions, conditions, and covenants of record; (d) zoning laws and ordinances (e) easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile pipe or other conduit; (g) party walls, party wall rights and agreements; terms provisions, covenants, and conditions of the declaration of condominium, and any amendments; any easements established by or implied from said declaration of condominium or amendments thereto if any; limitations and conditions imposed by the Illinois Condominium Property Act; and any installments of assessments due after closing date.

Permanent Index Number: 15-29-323-004-0000
Address of Property: 2811 Brighton Court, Westchester, Illinois

hereby expressly waiving and releasing any and all rights or benefits under and by virtue of the Homestead Exemptions Laws of the State of Illinois. TO HAVE AND TO HOLD SAID PREMISES IN THE TENANCY AFORESAID.

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set their hands and seal this 27 day of July 1996.

Susan N. Avalos (SEAL) _____ (SEAL)
Susan N. Avalos

NOTARIAL PUBLIC
CERTIFICATION OF COMPLIANCE
Village of Westchester
C.A. Weisman 6/20/96

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STATE OF ILLINOIS
COUNTY OF COOK

On this 6 day of June, 1996, before me personally appeared Susan N. Avalos, to me personally known, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed her name and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of June, 1996.



Deed prepared by Denise M. Kennedy, 2113 Larkdale Drive, Glenview, Illinois 60025.

Mail to:

Address of Property:

Send Subsequent Tax to:

Audrey Kies Tokany
2100 Clearwater Dr
Apt 107
Oak Brook, IL 60521

2811 Brighton Court
Westchester, IL 60154

Fred M. Seng
P.O. Box 2206
La Grange, IL 60525

Legal Description

PARCEL 1:

LOT 143 INCLUSIVE, IN WESTCHESTER PLACE PHASE TWO, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 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 27119993, AND AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION RECORDED JULY 27, 1984 AS DOCUMENT 27189996 AND AS CREATED BY DEED FROM PULTE HOME CORPORATION, A CORPORATION OF DELAWARE TO WESTCHESTER PLACE HOMEOWNERS ASSOCIATION DATED JUNE 26, 1984 AND RECORDED JULY 27, 1984 AS DOCUMENT 27189998 FOR INGRESS AND EGRESS OVER LOTS 184 TO 186, IN WESTCHESTER PLACE PHASE TWO, IN COOK COUNTY, ILLINOIS.

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STATE OF ILLINOIS COUNTY OF COOK	REAL ESTATE TRANSACTION TAX	67.50
REVENUE STAMP JUL 1996		

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX	105.00
DEPT. OF REVENUE	