

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

96598130

THE GRANTOR, DAVID MADSEN, divorced and not since remarried, of the City of Indianapolis, County of Marion, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,

DEPT-95 RECORDING

423.00

150012 TRIM 1503 02/05/96 14:44:00

42992 4 TR * - 94 - 598130

COOK COUNTY RECORDER

CONVEYS and WARRANTS to AVENUE MANAGEMENT, INC., an Illinois Corporation, of Oak Park, Illinois

as to a 1.645% interest of the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO.

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

Permanent Real Estate Index Nos. 16-17-307-021-0000, 16-07-307-022-0000, 16-17-307-034-0000, 16-17-315-017-0000 and 16-17-315-018-0000.

Address of Real Estate: 618-32702 South Austin, Oak Park, Illinois 60304

THIS IS NOT HOMESTEAD PROPERTY

EXTENSION APPROVED
Sandra [Signature]
VILLAGE CLERK
VILLAGE OF OAK PARK

DATED this 27 day of July 1996.

[Signature]
DAVID MADSEN

Exempt under Section 4, Paragraph e, Real Estate Transfer Tax Act

7/27/96

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 DAVID MADSEN, divorced and not since remarried, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments 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 27th day of July 1996.

OFFICIAL SEAL
KATHARINE K. POPT
NOTARY PUBLIC, STATE OF ILLINOIS

[Signature]
Notary Public

This instrument prepared by SARA K. BURNS, 348 Lathrop Avenue, River Forest, Illinois 60305-2122.

Mail To:
Joyce Ford Gradel
115 South Marion
Oak Park, Illinois 60302

Send Subsequent Tax Bills To:
Avenue Management, Inc.

96598130

BOX 333-CTT

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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION:

PARCEL 1:

LOT 40 AND THE SOUTH 8 FEET 4 INCHES OF LOT 41 (EXCEPT THE EAST 7 FEET OF SAID LOTS TAKEN FOR STREET AND EXCEPT THAT PART LYING EAST OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE SOUTH LINE OF LOT 40 AFORESAID, 46.1 FEET WEST OF THE 1/4 SECTION LINE AND RUNNING THENCE NORTHERLY TO A POINT IN THE NORTH LINE OF THE SOUTH 8 FEET 4 INCHES OF LOT 41 AFORESAID, 43.97 FEET WEST OF THE 1/4 SECTION LINE IN BLOCK 1 IN AUSTIN PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 41 (EXCEPT THE SOUTH 8 FEET 4 INCHES) AND LOT 42 (EXCEPT THE NORTH 8 FEET 4 INCHES) (EXCEPT THAT PORTION THEREOF CONDEMNED IN CASE NUMBER 52-C-7149) (EXCEPT THE EAST 7 FEET OF SAID LAND TAKEN FOR THE WIDENING OF AUSTIN AVENUE) IN BLOCK 1 IN AUSTIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 43 AND THE NORTH 8 FEET 4 INCHES OF LOT 42 IN BLOCK 1 IN AUSTIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID LOTS, THE EAST 7 FEET THEREOF, TAKEN FOR WIDENING AUSTIN AVENUE) AND (EXCEPT THAT PORTION THEREOF CONDEMNED IN CASE NUMBER 52-C-7149), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 44 (EXCEPT THE EAST 1 FOOT OF THAT PART OF LOT 44 LYING WEST OF A LINE 40 FEET WEST OF THE 1/4 SECTION LINE), LOTS 45 AND 46 (EXCEPT THE EAST 7 FEET OF LOTS 44, 45 AND 46 TAKEN FOR STREET) IN BLOCK 1 IN AUSTIN PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 47, 48 AND 49 (EXCEPT THE EAST 7 FEET OF LOTS 47 AND 48 AND 49 TAKEN FOR STREET) IN BLOCK 1 IN AUSTIN PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

~~LOTS 23 AND 24 AND THE SOUTH 4.86 FEET OF LOT 25 (EXCEPT THE EAST 7 FEET OF SAID LOTS TAKEN FOR STREET) IN BLOCK 8 IN AUSTIN PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

PARCEL 7:

~~LOT 25 (EXCEPT THE SOUTH 4.86 FEET) AND ALL OF LOTS 26, 27, 28 AND 29 (EXCEPT THE NORTH 8 FEET OF LOT 29) AND (EXCEPT THE EAST 7 FEET OF SAID LOTS CONDEMNED FOR STREETS) IN BLOCK IN AUSTIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

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