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WARRANTY DEED

96726738

THE GRANTOR, MALGORZATA JOHNSON, a/k/a MARGARET JOHNSON, divorced not since remarried, the County of Cook,

State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid,

CONVEYS and WARRANTS to

JOSEF AND JANINA FILIP, husband and wife, of 5824 W. Cleveland, Morton Grove,

County of Cook, State of Illinois, not as Tenants in Common and not as Joint Tenants, but as TENANTS BY THE ENTIRETY,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

Subject only to the following, if any: general real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

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 as tenants in common and not as joint tenants, but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number: 09-10-401-061-1009

Address of Real Estate: 8816 Western #2A, Des Plaines, IL 60016

DATED this 20th day of September, 1996.

Malgorzata Johnson (SEAL)
MALGORZATA JOHNSON, a/k/a

Margaret Johnson (SEAL)
MARGARET JOHNSON

DEPT-01 RECORDING 125.50
T00010 TRAN 6162 09/23/96 16:32:00
41692 4 CJ *-96-726738
COOK COUNTY RECORDER

2550
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THIS INSTRUMENT Prepared by:

Steven A. Martin, Esq.
1120 W. Belmont Ave.
Chicago, IL 60657-3313

SEND SUBSEQUENT Tax Bills to:

JOE FILIP
8816 Western #1A
Des Plaines, IL 60016

MAIL TO: Stanley Czaja, Esq.
6121 N. Northwest Hwy., Ste. 104
Chicago, IL 60631

STATE OF ILLINOIS)

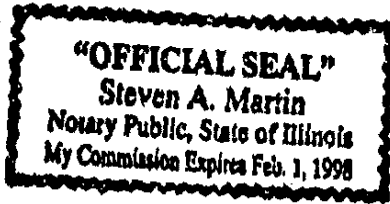
COUNTY OF COOK)

Property not located in the corporate
limits of Des Plaines. Deed or
instrument not subject to transfer tax.

Margaret Johnson 9-20-96
City of Des Plaines

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES
HEREBY CERTIFY that MALGORZATA JOHNSON, a/k/a MARGARET JOHNSON, ~~single/married/divorced~~ ^{is personally} known to me to be the same person whose name is subscribed to the foregoing instrument, ^{remarried}
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.

Given under my hand and official seal, this 20th day of September, 1996.



Steven A. Martin
Notary Public

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LEGAL DESCRIPTION:

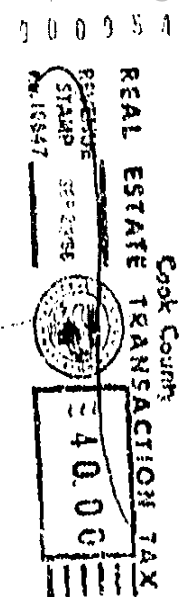
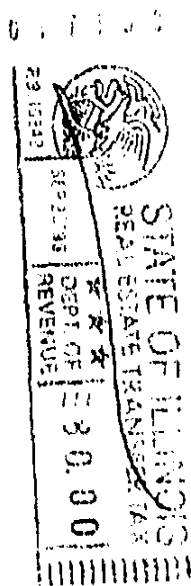
UNIT NO. 201A, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST 1/4 OF SECTION 10; THENCE NORTH 254.32 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE WEST 60.20 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST 1/4, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING WEST 73.55 FEET ALONG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 184.97 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST 1/4; THENCE EAST 73.55 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF THE AFORESAID SOUTHEAST 1/4; THENCE SOUTH 184.97 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST 1/4, TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COURTLAND SQUARE CONDOMINIUM BUILDING NO. 5 MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 1979 AND KNOWN AS TRUST NO. 39321, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 25053433, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY.)

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR THE COURTLAND SQUARE HOMEOWNER'S ASSOCIATION RECORDED JULY 17, 1979 AS DOCUMENT 25053432.



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