

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
Individual to Individual

THE GRANTORS, ZOILA R. PEREY n/k/a ZOILA P. CRIDER, married to GARY CRIDER, of the City of Des Plaines, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to ALBERTO ROMAN and VICTORY ROMAN, of 477 Graceland, Unit #1E, Des Plaines, Illinois, 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:

96033665

DEPT-01 RECORDING \$23.00
T#0012 TRAN 8689 01/12/96 14:55:00
#5552 + CG *-96-033665
COOK COUNTY RECORDER

SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION.

Subject to: Real Estate taxes for the year 1995 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 09-17-402-173-1004

Address of Real Estate: 477 Graceland, Unit #1E, Des Plaines, IL 60016

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.

This is not the Homestead Property of Gary Crider.

DATED this 11 day of January, 1996



Zoila R. Perey (SEAL)
ZOILA R. PEREY

Zoila P. Crider (SEAL)
ZOILA P. CRIDER

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ZOILA R. PEREY n/k/a ZOILA P. CRIDER, married to GARY CRIDER, 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 she signed, sealed and delivered the said instrument as her 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 9th day of January, 1996

Joel S. Hymen
OFFICIAL SEAL
JOEL S. HYMEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/19/96

This instrument was prepared by JOEL S. HYMEN, 750 W. Lake Cook Road #493

MAIL TO:

BOX 333-CTT

7505428 NA
dmmmm

2311

96033665

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UNIT NO. 1E IN GRACELAND TERRACE CONDOMINIUM (AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE HEREINAFTER REFERRED TO AS PARCEL):

THE SOUTH 90 FEET MEASURED ALONG AND LYING EAST OF THE EAST LINE OF GRACELAND AVENUE OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17 AFORESAID, 579 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 17, THENCE SOUTH 83 DEGREES 30 MINUTES EAST, 156 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, AFORESAID 279.23 FEET; THENCE NORTH 83 DEGREES 30 MINUTES WEST, 156 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 17, 279.23 FEET NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 17, 279.23 FEET TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF, LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 17, WHICH IS 24.46 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT TO A POINT IN THE EAST LINE OF SAID TRACT WHICH IS 38.50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT) TOGETHER WITH THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AFORESAID, 579 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AFORESAID; THENCE SOUTH 83 DEGREES 30 MINUTES EAST, 156 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AFORESAID 279.23 FEET; THENCE NORTH 83 DEGREES 30 MINUTES WEST 156 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AFORESAID, 279.23 FEET NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AFORESAID, 279.23 FEET TO THE PLACE OF BEGINNING (EXCEPT THE NORTH 75 FEET OF SAID TRACT AS MEASURED ON THE WEST LINE) AND (EXCEPT THE SOUTH 90 FEET MEASURED ALONG THE EAST LINE OF GRACELAND AVENUE THEREOF), IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY PIONEER BANK AND TRUST COMPANY, A CORPORATION OF THE STATE OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 13, 1976 AND KNOWN AS TRUST NUMBER 20208 RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24264931, TOGETHER WITH A 100 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AMOUNT DEDUCTIBLE
REVENUE
\$ 2.50
78 10986
COOK COUNTY, ILL.
47022

COOK COUNTY
REAL ESTATE TRANSACTION TAX
\$ 2.50
78 10986

96033665