

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
(Individual to Individual)

96053093

MAIL TO:

Tom Breen
619 Addison Rd.
Addison, IL 60101

DEPT-01 RECORDING 125.50
T00010 TRAN 3856 01/19/96 15:22:00
#6237 & CJ *-96-053093
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

Rafael Avalos
620 Mallard Ct. Unit D1
Bartlett, IL 60103

RECORDER'S STAMP

2550

single never married

THE GRANTOR(S) Phillip M. Parriott and Joyce Parriott, a married person
of the village of Bartlett County of Cook State of Illinois
for and in consideration of Ten & 00/100 (\$10.00) DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to Rafael Avalos

(GRANTEES' ADDRESS) 312 Stratford Place Apt. 11
of the village of Bloomingdale County of DuPage State of Illinois
all interest in the following described real estate situated in the County of DuPage in the State of Illinois,
to wit:

ATTORNEYS' NATIONAL
TITLE NETWORK

See Attached Legal:

Subject to: Taxes for 1994 and subsequent years, building lines and easements
of record. Covenants, Conditions and Stipulations of Record, By-Laws and
Declarations.

This is not homestead property.

NOTE: If additional space is required for legal - attach on separate
8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides.

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

Permanent Index Number(s): 06-35-400-097-1085
Property Address: 620 Mallard Ct. Unit D1, Bartlett, IL 60103

Date: this 2nd day of January 19 96

Phillip M. Parriott (Seal) & Joyce Parriott (Seal)
Phillip M. Parriott (Seal) Joyce Parriott (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

96053093

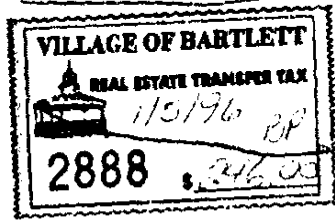
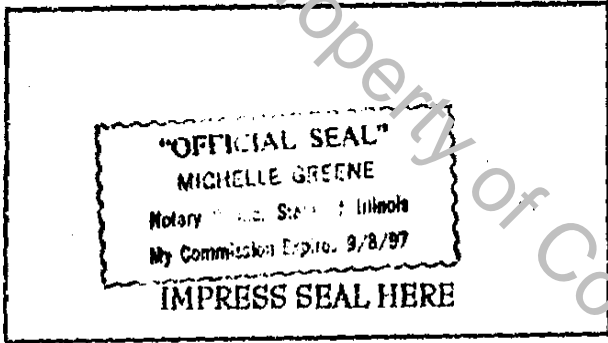
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STATE OF ILLINOIS) ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT
Phillip L. Parriott and Joyce Parriott
personally known to me to be the same person s whose names are subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that the y signed, sealed and delivered the
instrument as their 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 notarial seal, this 2nd day of January, 19 96.

My commission expires on 9-8, 1997. Michelle Greene Notary Public



COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
Walter R. Jackowiec III, P.C.
27 W. 281 Geneva Rd., Suite B
Winfield, IL 60190

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020)
and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

96053093

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
JAN 13 1996
4.00
STATE OF ILLINOIS
DEPT OF REVENUE
JAN 10 1996
82.00
REAL ESTATE TRANSFER TAX

TO _____
FROM _____
WARRANTY DEED
ILLINOIS STATUTORY

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PARCEL 1: UNIT 32-A-1-2 OF HEARTHWOOD FARMS CONDOMINIUM, PHASE III, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN HEARTHWOOD FARMS SUBDIVISION, UNIT 3, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 88461155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-32-A-1-2 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88461155. PARCEL 3: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HEARTHWOOD FARMS CONDOMINIUM UMBRELLA ASSOCIATION RECORDED DECEMBER 11, 1981 AS DOCUMENT 26083806,

AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Cook County Clerk's Office

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