

Warranty Deed  
BY THE ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)

96071375

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See a lawyer before using or acting under this form. Neither the seller of this form makes any warranty with respect thereto, nor any of merchantability or fitness for a particular purpose.

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 8902 01/26/96 14:22:00  
#1780 CG \*-96-071375  
COOK COUNTY RECORDER

THE GRANTOR (NAME AND ADDRESS)  
DENIS J. Muskat & Leona J. Muskat, as Joint Tenants  
1331 Eton  
Arlington Heights, IL 60004

25

(The Above Space For Recorder's Use Only)

of the Town of Arlington Heights County of Cook State of Illinois  
for and in consideration of Ten and NO/100 DOLLARS, (\$10.00)  
in hand paid, CONVEY and WARRANT to LeRoy Eugene Courtney & W. Dene Courtney  
640 Constitution Drive, #5  
Palatine, IL 60074

(NAMES AND ADDRESS OF GRANTEE(S))

as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for 1996 and subsequent years and conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of property.  
Permanent Index Number (PIN): 03-08-416-002-000

Address(es) of Real Estate: 1331 Eton, Arlington Heights, Illinois 60004

DATED this 24th day of January 1996

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
Denis Muskat (SEAL) \_\_\_\_\_ (SEAL)  
DENIS J. Muskat  
Leona J. Muskat (SEAL) \_\_\_\_\_ (SEAL)  
Leona J. Muskat

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 Denis J. Muskat and Leona J. Muskat

OFFICIAL SEAL  
STUART M KESSLER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 03/08/99  
IMPRESS SEAL HERE

personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 24th day of January 1996  
Commission expires March 6 1999 Stuart M. Kessler NOTARY PUBLIC

This instrument was prepared by Stuart M. Kessler, 3265 N. Arlington Hts. Rd., Arlington Hts., IL  
(NAME AND ADDRESS)

\* If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

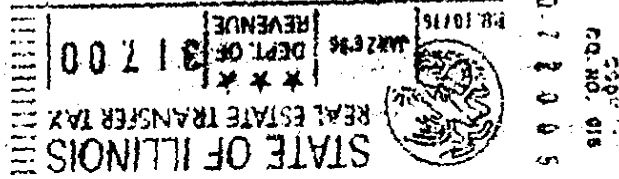
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## Legal Description

of premises commonly known as 1331 Eton, Arlington Heights, Illinois 60004

Lot 46 in Cambridge of Arlington Heights, Unit One, being a subdivision of part of Southeast 1/4 of Section 8 and part of the Southwest 1/4 of section 9, both being in Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded April 23, 1986, as Document 86158551, in Cook County, Illinois.



Property of Cook County Clerk's Office

96071375

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {  
 Mr. Kenneth A. Ruud (Name)  
 835 W. Higgins Road (Address)  
 Schaumburg, IL 60195 (City, State and Zip)

LeRoy Eugene Courtney & W. Dene Courtney (Name)  
 1331 Eton (Address)  
 Arlington Heights, IL 60004 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

**BOX 333-CTI**



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## CHICAGO TITLE INSURANCE COMPANY

145 EAST ALGONQUIN ROAD, ARLINGTON HTS, IL 60005

(847) 364-5560

### AFFIDAVIT FOR TENANTS BY THE ENTIRETY

The undersigned parties execute this affidavit for the benefit of Chicago Title Insurance Company and for the purpose of inducing the Company to issue its title policy under the aforesaid number, free and clear of any exceptions with regard to the undersigned's creation of a tenancy by the entirety. In connection therewith, the undersigned aver as follows:

1. The parties are married and married to each other and that the marriage when contracted, "was valid at the time of the contract or subsequently validated by the laws of the place in which it was contracted or by the domicile of the parties and is not contrary to the public policy of the State of Illinois".
2. The land described in the aforesaid title insurance policy is improved with a structure containing no more than four residential dwelling units.
3. The parties, upon delivery of title to them, intend to physically occupy said structure, or a unit thereof, within 30 days of such delivery and such property will be occupied by the undersigned as their primary domicile.

96071375

*LeRoy Eugene Courtney*  
Signature

*W. Deane Courtney*  
Signature

LeRoy Eugene Courtney  
Name (Please print)

W. Deane Courtney  
Name (Please print)

1/24/96  
Date

Property Address: 1331 ETON DRIVE  
ARLINGTON HEIGHTS, ILLINOIS 60004

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13388

# CHANGE OF INFORMATION FC

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation

- 3. Print in CAPITAL LETTERS (with BLACK PEN)
- 4. Allow only one space between names, numbers and

### SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number

If you do not have enough room for your full name, just your last name will be adequate

Property Index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

### PIN:

03 - 08 - 416 - 002 - 0000

### NAME

LEOPY EUGENE COURTNEY

96071375

### MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

1331 ETON DRIVE

### CITY

ARLINGTON HTS

### STATE:

IL

### ZIP:

60004 -

### PROPERTY ADDRESS:

STREET NUMBER , STREET NAME = APT or UNIT

1331 ETON DRIVE

### CITY

ARLINGTON HTS

### STATE:

IL

### ZIP:

60004 -

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