

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)

MAIL TO: Shawn Hankins

96083442

7646 W. 159th

Oakland Park IL 60462

NAME & ADDRESS OF TAXPAYER:

Lisa Witkowski

15719 Peggy Lane Unit 6

Oak Forest IL 60452

96003442 75 93 731 181 of

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 8961 01/31/96 15:09:00  
#3265 CG \*-96-083442  
COOK COUNTY RECORDER

RECORDER'S STAMP

THE GRANTOR(S) WILLIAM A. KRAWCZYK and GINA L. KRAWCZYK, f/k/a Gina L. Russo,

Husband and wife

of the City of Oak Forest County of Cook State of Illinois

for and in consideration of Ten and no/100 - - - (\$10.00) - - - - - DOLLARS

and other good and valuable considerations in hand paid.

CONVEY AND WARRANT TO LISA WITKOWSKI

2500

Grantee's Address

City

State

Zip

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

See Exhibit "A" attached hereto and made a part hereof.

COOK COUNTY CLERK



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JAN 31 '96  
DEPT OF REVENUE  
77.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
SPRINT  
JAN 21 '96  
38.50

96083442

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

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

Permanent Index Number(s) 28-17-416-008-1042

Property Address: 15719 Peggy Lane, Unit 6, Oak Forest, IL 60452

DATED this 30 day of January 19 96

William A. Krawczyk  
WILLIAM A. KRAWCZYK

(SEAL)

Gina L. Krawczyk, f/k/a Gina L. Russo  
GINA L. KRAWCZYK, f/k/a Gina L. Russo

(SEAL)

(SEAL)

(SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

09.1294

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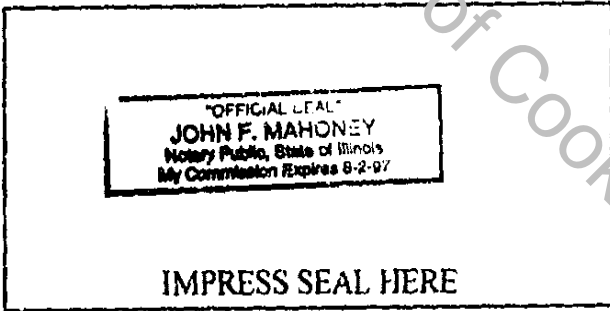
STATE OF ILLINOIS }  
County of } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT William A. Krawczyk and Gina L. Krawczyk, f/k/a Gina L. Russo, husband and wife personally known to me to be the same person(s) whose name is/are 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, as such Guardian, for the uses and purposes therein set forth, therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30 day of January, 19 96.

John F. Mahoney  
Notary Public

My commission expires on \_\_\_\_\_, 19\_\_\_\_



## COUNTY - ILLINOIS TRANSFER STAMPS

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

NAME AND ADDRESS OF PREPARER:

John F. Mahoney  
Chuhak & Tesson, P.C.  
225 W. Washington - Ste. 1300  
Chicago, IL 60606

Buyer, Seller or Representative

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

TO REORDER PLEASE CALL  
MID AMERICA TITLE COMPANY  
(708) 249-4041

TO

FROM

Statutory (Illinois)

WARRANTY DEED

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## EXHIBIT A

UNIT NUMBER 4-6 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
CERTAIN LOTS IN OAK VIEW SUBDIVISION, A SUBDIVISION IN PART OF THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHIBUI SOUTH CONDOMINIUM, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 61991, AND RECORDED MARCH 5, 1993 AS DOCUMENT 93168945, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject to: general taxes for the year 1995 and subsequent years; zoning laws and building ordinances; easements of record for utilities, drainage and public roads, highways and improvements; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declarations; items assumed by buyer under the ISBA Model Residential Sales Contract dated December 14, 1995, party wall rights and agreements; covenants and restrictions of record and reservation of mineral title; none of the foregoing exceptions are permissible if they are violated by the existing improvements or the present use of the property or if they materially restrict the reasonable use of the property as the buyer's residence.

96089442

Property Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/11