

UNOFFICIAL COPY

96140275

WARRANTY DEED

MAIL TO: Dan Greenberg
 17900 Dixie Highway
 Suite 11
 Homewood, IL 60430

DEPT-01 RECORDING \$23.50
 T#0010 TRAN 4117 02/23/96 15:11:00
 #1802 #CJ *-96-140275
 COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:
 David W. Fleming
 3005 Kathleen Court
 Homewood, IL 60430

RECORDER'S STAMP

GRANTOR(S), Dale A. Figgins and Barbara J. Figgins, his wife, as joint tenants of the Village of Homewood, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), David W. Fleming and Janice L. Fleming, husband and wife in the County of Cook in the State of ILLINOIS, TO HAVE AND TO HOLD the following described real estate, not in Tenancy in Common, but in JOINT TENANCY:

Lot 31 in Pinewood Manor of Homewood First Addition, being a subdivision of part of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

ATTORNEYS' TITLE GUARANTY FUND, INC. *[Signature]*

Permanent Tax No: 31-01-109-021
 Known As: 3005 Kathleen Court, Homewood, Illinois

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

SUBJECT TO: (1) Real estate taxes for the year 1995 and subsequent years; (2) Covenants, conditions restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances.

Dated: February 16, 1996

96140275

Dale A. Figgins
 Dale A. Figgins

Barbara J. Figgins
 Barbara J. Figgins

By: *[Signature]*
 Attorney in Fact, Pursuant to Durable Power of Attorney

By: *[Signature]*
 Attorney in Fact, Pursuant to Durable Power of Attorney

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lee D. Garr or Ray J. De Maertelaere of the Law Firm of Garr & De Maertelaere, Ltd., the Authorized Representative of PHH Homequity Corporation, [BIRIKE [INAPPROPRIATE OPTION] and Attorney in Fact for Dale H. Figgins and Barbara J. Figgins, his wife, as joint tenants, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as 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 16th Day of February 1996.

Commission expires Suzanne A. Bergant, 1999
Notary Public, State of Illinois
My Commission Expires 02/08/99
MUNICIPAL TRANSFER STAMP (Cook County)

Suzanne A. Bergant
Notary Public

COUNTY/STATE TRANSFER STAMP

96140275

NAME AND ADDRESS OF PREPARER:
Lee D. Garr
GARR & DE MAERTELAERE, LTD.
50 Turner Avenue
Elk Grove Village, IL 60007
(708) 593-8777

EXEMPT under provisions of paragraph
Section 4, Real Estate
Transfer Act. Date: _____
Buyer, Seller or Representative

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

COOK COUNTY, ILL. 60601
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB 22 '96 DEPT. OF REVENUE 219.00

COOK COUNTY, ILL. 60601
REAL ESTATE TRANSACTION TAX
09601

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