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GEORGE E. COLE
LEGAL FORMS

No. 808
November 1994

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

96152744

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

THE GRANTORS James F. Sinclair married to Mary T. Sinclair and Eleanor Bandyk, a widow and not since remarried.

of the City of Chicago County of Cook
State of Illinois for and in consideration of

TEN ----- DOLLARS,

and other good and valuable considerations

in hand paid,

CONVEY and WARRANT to Eleanor Bandyk of 7242 W. 86th St. Unit 2A, Bridgeview, IL and James F. Sinclair & Mary T. Sinclair of 3707 W. 113th St. Chicago, IL and James F. Sinclair 5800 W. 105 Place (Name and Address of Grantee) Oak Lawn, IL the following described Real Estate situated in the County of Cook

in the State of Illinois, to wit:

SEE ATTACHED

Above Space for Recorder's Use Only

DEPT-01 RECORDING \$27.00
TRAN 9355 02/28/96 11:04:00
#5126 CG *-96-152744
COOK COUNTY RECORDER

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph Section 4, of the Real Estate Transfer Tax Act.

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

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____;

_____ and to General Taxes for 1995 and subsequent years.

Permanent Real Estate Index Number(s): 18-36-403-076-1003

Address(es) of Real Estate: 7242 W. 86th St., Unit 2A, Bridgeview, IL.

Dated this 26th day of February, 1996

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

James F. Sinclair
James F. Sinclair

(SEAL)

Eleanor Bandyk
Eleanor Bandyk

(SEAL)

(SEAL)

(SEAL)

BOX 333-CTI

96152744

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OR

RECORDER'S OFFICE BOX NO.

(City, State and Zip)

(City, State and Zip)

MAIL TO:

(Name)

James F. Sinclair

3707 West 113th St.

Chicago, IL 60655

(Address)

Bridgeway, IL 60455

7242 West 86th St.

Eleanor Bandyk

SEND SUBSEQUENT TAX BILLS TO:

(Name and Address)

Frank B. Reynolds 3214 W. 103rd St. Evergreen Park, IL 60805-3700

(Name and Address)

This instrument was prepared by

Commission expires

April 29th

19 98

Given under my hand and official seal, this

26th

day of February

19 96

purposes therein set forth, including the release and waiver of the right of heretofore

sealed, sealed and delivered the said instrument as their free and voluntary act, for the use and

by subscribed to the personally known to me to be the same person as

to Mary T. Sinclair and Eleanor Bandyk, a widow and not since remarried

and County, in the State of Illinois, DO HEREBY CERTIFY that James F. Sinclair, married

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for

OFFICIAL SEAL

FRANK B. REYNOLDS

NOTARY PUBLIC STATE OF ILLINOIS

MY COMMISSION EXPIRES: 04/29/98

NOTARY PUBLIC

96152744

Warranty Deed

Individual to Individual

TO

GEORGE E. COLE'S LEGAL FORMS

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Unit 2-A as delineated on Plat of Survey of Lot 2 in Cedar Row Subdivision of the West 300 feet of the South 1/2 of Lot 194 in Frederick H. Bartlett's First Addition to Frederick H. Bartlett's 79th Street Acres, being a Subdivision of the West 1/2 of the South East 1/4 of Section 31, and the West 1/2 of the North West 1/4 of Section 31, and the West 1/2 of the South West 1/4 of Section 31; Township 38 North, Range 13, East of the Third Principal Meridian; also the East 1/2 of the South East 1/4 of Section 36, Township 38 North, Range 12, East of the Third Principal Meridian; in Cook County, Illinois, which Plat of Survey is attached as Exhibit A to Declaration of Condominium made by Ford City Bank and Trust Company, a Corporation of Illinois, as Trustee under Trust Agreement dated February 1, 1973, and known as Trust Number 382, said Declaration dated February 6, 1978 and recorded in the Office of Recorder of Deeds of Cook County, Illinois, as Document No. 24327391 together with an undivided 10.66 % 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).

Party of the first part also hereby grants to parties of the second part, their 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 aforementioned Declaration, (and party of the first part 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.)

This conveyance is subject to all rights, easements and restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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Property of Cook County Clerk's Office

11/11/11

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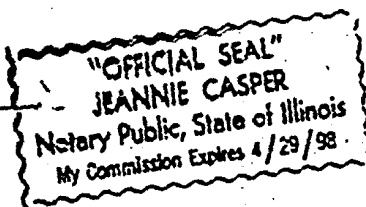
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2/26, 1996 Signature: Frank B Reynolds
Grantor or Agent

Subscribed and sworn to before me by the
said FRANK B. REYNOLDS this
26 day of FEBRUARY, 1996

Notary Public Jeannie Casper



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 2/26, 1996 Signature: Frank B Reynolds
Grantee or Agent

Subscribed and sworn to before me by the
said FRANK B. REYNOLDS this
26 day of FEBRUARY, 1996

Notary Public Jeannie Casper



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or Assignment to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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