

# UNOFFICIAL COPY

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AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

## WARRANTY DEED Joint Tenancy—Statutory (ILLINOIS) (Individual to Individual)

96169884

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 GRANTOR (NAME AND ADDRESS)

RENEE M. GENOVA, a single never married person, and PASQUALE A. GENOVA and JOANN M. GENOVA, married to each other, of 3713 South Grand Boulevard, Unit 16,

DEPT-01 RECORDING \$23.00  
T#0012 TRAN 9454 03/06/96 09:59:00  
#8130 # ER #-96-169884  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the Village of Brookfield County  
of Cook State of Illinois  
for and in consideration of Ten and No/100 DOLLARS, and other good and valuable con-  
sideration in hand paid. CONVEY and WARRANT to

BEHNAM REGIMAND of 1061 Daniel Court, Village of Lombard, County of DuPage, State of Illinois; and JULIETTE C. FRASSON of 129 East 56th Street, Village of Westmont, County of DuPage, State of Illinois,

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, 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 not in tenancy in common, but in joint tenancy forever. SUBJECT TO: General taxes for 1995 and subsequent years and (see reverse side)

Permanent Index Number (PIN): 15-34-421-041-1015

Address(es) of Real Estate: 3713 South Grand Boulevard, Unit 16, Brookfield, IL 60513

DATED this 27th day of February 19 96

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

RENEE M. GENOVA (SEAL)

PASQUALE A. GENOVA (SEAL)

JOANN M. GENOVA (SEAL)

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 RENEE M. GENOVA, a single never married person, and PASQUALE A. GENOVA and JOANN M. GENOVA, married to each other, personally known to me to be the same persons whose names 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"  
JUDITH M. KERR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7/21/97

IMPRESS SEAL HERE

Given under my hand and official seal, this 29th day of February 19 96

Commission expires July 21 1997 Judith M. Kerr NOTARY PUBLIC

This instrument was prepared by Judith M. Kerr, Attorney, 709 S. Stone Ave., LaGrange, IL 60525  
(NAME AND ADDRESS)  
708/354-9047

BOX 333-CTI

6759049 02 9607630 10720 W.

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# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 3713 South Grand Boulevard, Unit 16, Brookfield, IL 60513

UNIT NO. 16 IN THE PACIFIC PRESS LOFT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:


LOT 34 (EXCEPT THE SOUTHEAST 16 INCHES THEREOF) AND ALL OF LOTS 35 TO 46, INCLUSIVE, IN BLOCK 18 IN GROSSDALE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 3, 1992, AS DOCUMENT 92657486 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject to:

(1) General real estate taxes for the year 1995 and subsequent years and installments of special assessments due to the Village of Brookfield after February 29, 1996; (2) Special assessments confirmed after January 1, 1996, if any; (3) Building, building line and use or occupancy restrictions, conditions and covenants of record; (4) Zoning laws and ordinances; (5) Easements for public utilities; (6) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (7) Party walls, party wall rights and agreements; (8) Terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments thereto, if any; (9) Easements established by or implied from the said Declaration of Condominium or amendments thereto, if any; (10) Limitations and conditions imposed by the Illinois Condominium Property Act; (11) Installments of assessments due after February 29, 1996.

96169884

COOK CO. NO. 015  
072741



**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX


MAR-5'96 DEPT. OF REVENUE

102.00

Cook County

REAL ESTATE

DIVISION STAMP



51.00

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { VICKI M GONZALEZ (Name)  
2093 RAND ROAD (Address)  
DES PLAINES, IL 60016 (City, State and Zip) } { BEHNAM REGIMAN (Name)  
3713 S. GRAND BLVD. #16 (Address)  
BROOKFIELD, IL 60513 (City, State and Zip) }

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_