

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy

96187248

THE GRANTORS Richland/Seville Townhomes, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEY AND WARRANT TO Daniel Fester, and Marco Sampaolo of Chicago, 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:

DEPT-01 RECORDING \$25.00
T#0012 TRAN 9563 03/12/96 10:15:00
#1385 + ER # - 96 - 187248
COOK COUNTY RECORDER

Please See Attached Legal.



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR-95 DEPT. OF REVENUE
177.00

Cook County
REAL ESTATE
88.50
REVENUE STAMP
MAR-95

SUBJECT TO: a) Covenants, conditions, and restriction of record; b) private, public and utility easements and roads and highways, if any; c) party wall rights and agreements, if any; d) special taxes or assessments for improvements not yet completed; e) any unconfirmed special tax or assessment; f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; g) general taxes for the year 1995 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1995 and to closing.

hereby releasing and waiving all rights 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

Dated this 02/01/96

RICHLAND/SEVILLE TOWNHOMES, L.L.C.

BY: [Signature]
FRANCIS YIP, IT'S AUTHORIZED AGENT

96187248

BOX 388-CT1

757994 F1 JAH 103

[Handwritten mark]

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08/27/08

Property of Cook County Clerk's Office

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Warranty Deed
August 1, 1995
Page 2 of 2

STATE OF ILLINOIS)
COUNTY OF COOK)

CHGO.

900-

CHGO.

427.50

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Francis Yip, authorized agent of Richmond/Seville, L.L.C., that he 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 his free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2-1-96



Daee
Notary Public

This instrument was prepared by: Wallace K. Moy, 53 West Jackson Blvd., #1564, Chicago, IL 60604

Sent subsequent tax bills to: Daniel Fester and Marco Sampaolo
5320 North Kenmore, Unit E
Chicago, Illinois 60640

Return document to: David L. Goldstein
35 East Wacker Drive
Suite 1750
Chicago, Illinois 60601

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LEGAL

DWELLING PARCEL 5320 E

THAT PART OF LOTS 7, 8, AND 9 TAKEN TOGETHER AS A SINGLE TRACT OF LAND IN BLOCK 8 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST 67.95 FEET TO THE PLACE OF BEGINNING; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 45.97 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID TRACT 16.52 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 45.97 FEET; THENCE EAST 16.52 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR SEVILLE TOWNHOMES RECORDED AUGUST 4, 1995 AS DOCUMENT 95516229, AND CREATED BY DEED RECORDED AS DOCUMENT 96187248, OVER AND ACROSS THE LAND DESCRIBED IN SAID DECLARATION.

Commonly Known As 5320 North Kenmore, Unit E, Chicago

PIN: 14-08-208-025

96187248

Clerk's Office

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