

UNOFFICIAL COPY

Warranty Deed (Joint Tenants)

96188134

THE GRANTOR(S)

Francisco J. Galindo and Nadine Galindo, his wife and Christine Van De Kerckhove, a single person

of the Village of Hanover Park, County of Cook, State of Illinois,

for and in consideration of Ten Dollars, in hand paid, Warrants and Conveys to:

(For Recorder's Use Only)

DEPT-01 RECORDING 123.50
T#0014 TRAN 2845 03/12/96 14:26:00
#0929 # JW #-96-188434
COOK COUNTY RECORDER

Roberto Perez, Elvia Perez and Filiberto Archila of 2298 Alden Lane, Hanover Park, Illinois 60103

the following described Real Estate to wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION
SEE REVERSE SIDE FOR SUBJECT TO CLAUSE

TO HAVE AND TO HOLD, NOT as Tenants in Common but as Joint Tenants, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 07-29-300-071
Common Address for Property: 730 Bolton, Hanover Park, Illinois 60103

96188134

DEED Dated this 29th Day of February, 1996

Francisco J. Galindo
Francisco J. Galindo

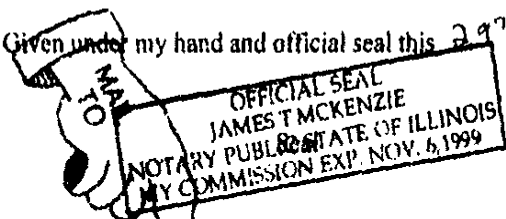
Nadine Galindo
Nadine Galindo

Christine Van De Kerckhove
Christine Van De Kerckhove

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:

Francisco J. Galindo, Nadine Galindo and Christine Van De Kerckhove personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal this 29th Day of February, 1996



[Signature]
-Notary Public-

This Instrument Prepared By: James T. McKenzie, Attorney, 1005 W. Wise Rd. Ste. 200, Schaumburg, IL 60193

Mail To:
Marvel Baudoso
51 N. Douglas
Elgin, Illinois

Send Subsequent Tax Bills To:
Perez/Archila
730 Bolton
Hanover Park, Illinois 60103

235 307

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PARCEL 1:

LOT 7 IN BLOCK 28 IN LIBERTY SQUARE, UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN DECLARATION RECORDED MAY 30, 1972 AS DOCUMENT 21919032, AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 49879 TO COLUMBIA HOMES DATED SEPTEMBER 18, 1976 AND RECORDED FEBRUARY 23, 1979 AS DOCUMENT 24858810, FOR INGRESS AND EGRESS OVER OUT-LOT ONE IN LIBERTY SQUARE UNIT NO. 2 SUBDIVISION AFORESAID IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING; B) SPECIAL ASSESSMENTS AND TAXES CONFIRMED AFTER THIS DATE FOR IMPROVEMENTS NOT YET COMPLETED; C) BUILDING SET-BACK LINES D) RECORDED USE OF OCCUPANCY RESTRICTIONS; E) ZONING LAWS AND ORDINANCES; F) COVENANTS, CONDITIONS AND RESTRICTIONS OR RECORD PROVIDED THAT SAME DO NOT CONTAIN A REVERTER OR RIGHT OF RE-ENTRY; EASEMENTS FOR PUBLIC UTILITIES; G) PERIMETER PUBLIC UTILITY EASEMENTS, DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PROVIDED THAT NONE OF SAME UNDERLIE ANY EXISTING IMPROVEMENTS ON THE PREMISES. IF THE PROPERTY IS A CONDOMINIUM UNIT, TOWNHOME, DUPLEX UNIT OR OTHERWISE A PART OF ANY HOMEOWNER'S ASSOCIATION, THE TITLE MAY ALSO BE CONVEYED SUBJECT TO: H) PARTY WALL RIGHTS AND AGREEMENTS I) TERMS PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM OR OTHER HOMEOWNER'S ASSOCIATION DECLARATION, AND ALL AMENDMENTS THERETO; J) ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE SAID DECLARATION OR AMENDMENTS THERETO; K) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT, AND L) INSTALLMENTS OF ASSOCIATION ASSESSMENTS DUE AFTER THE DATE OF CLOSING. SELLER REPRESENTS THAT NEITHER THE CURRENT USE OF, NOR IMPROVEMENTS ON THE PREMISES VIOLATES ANY OF THE ABOVE AND FOREGOING EXCEPTIONS.

96188131

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR 12 '96
15-11422

50.75

ATTORNEYS' NATIONAL
TITLE NETWORK

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR 12 '96
15-11422