

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, Patrick J. Browne, never married, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Patrick J. Browne, John Patrick Browne, Maureen A. Browne and Joanne Browne Seiwright, not in Tenancy in Common, but in JOINT TENANCY with Rights of Survivorship, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Above Space For Recorder's Use Only

UNIT NO. 120 IN PARK VIEW TOWERS CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"): LOTS 56 AND 57 IN SUBDIVISION BY ANDREW STAFFORDS AND COLEHOUR OF BLOCKS 1 AND 2 OF OUT-LOT "A" IN WRIGHTWOOD, SAID WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 11 IN LEHMAN DIVERSEY BOULEVARD ADDITION IN THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1971 AND KNOWN AS TRUST NO. 42164 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25386511, TOGETHER WITH AN UNDIVIDED 77.89 PERCENT OF INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION.

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.

Permanent Real Estate Index Number: 14-28-309 031-1140

Address of Real Estate: 2740 North Pine Grove, Chicago, Illinois 60614

96226159

DATED this 20th day of March, 1996.

Patrick J. Browne
Patrick J. Browne

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 Patrick J. Browne, never married, 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.

Exempt Under Real Estate Transfer Tax Act Sec. 4, Par. e
and Cook County Ord. 95104 - Par. e
Date 3/20/96
Signature *Patrick J. Browne*

96226159

25.50

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96226159

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par k and Cook County Ord. 93-0-27 par e

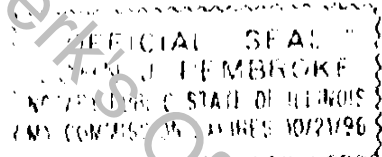
Date 3/20/96 Sign John J. Pembroke

Given under my hand and official seal this 20th day of March, 1996.

My commission expires 10-21-96

Notary Public

John J. Pembroke



This instrument prepared by: John J. Pembroke & Associates, p.c., 422 N. Northwest Highway, Suite 150, Park Ridge, Illinois 60068

Mail to:

John J. Pembroke
422 N. Northwest Hwy., #150
Park Ridge, Illinois 60068

Send Subsequent Tax Bills To:

Patrick J. Browne
2740 N. Pine Grove, #126
Chicago, Illinois 60614



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

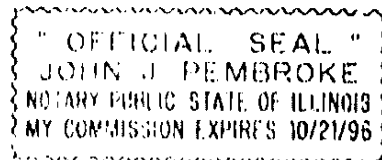
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 2/21/96

Signature: Jaqueline Giannicola
Grantor or Agent

Subscribed and sworn to before me
by the said Jaqueline Giannicola
this 21st day of March, 1996.

John J. Pembroke
Notary Public



96226159

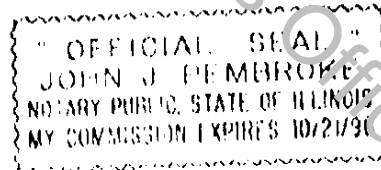
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2/21/96

Signature: Jaqueline Giannicola
Grantee or Agent

Subscribed and sworn to before me
by the said Jaqueline Giannicola
this 21st day of March, 1996.

John J. Pembroke
Notary Public



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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office