

# UNOFFICIAL COPY

**WARRANTY DEED-** (INDIVIDUAL TO INDIVIDUAL)

GRANTOR(S), James C. Wiggins and Joanne Wiggins, Husband and Wife of the Village of Broadview, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Albert Pickens, married to Kim M. Pickens of 5200 W. Bloomingdale, Chicago, IL 60651 TO HAVE AND TO HOLD all interest in the following described real estate, in the County of Cook, in the State of Illinois:

F	2530	A
P		P
T	2530	V
I	JB	

96266905

DEPT-01 RECORDING \$25.50  
 T5555 TRAN 1020 04/09/98 13:00:00  
 #0330 & JJ #-96-266905  
 COOK COUNTY RECORDER

SEE EXHIBIT A

Permanent Tax No: 15-22-413-022

Commonly Known as: 2836 S. 11th Street, Broadview, Illinois

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

This Deed dated March 25, 1996

James C. Wiggins  
James C. Wiggins

Joanne Wiggins  
Joanne Wiggins

State of Illinois, County of \_\_\_\_\_ ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James C. Wiggins and Joanne Wiggins 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.

Given under my hand and official seal, this 25<sup>th</sup> day of March, 1996

Commission expires 6/25, 1997

[Signature]  
Notary Public

OFFICIAL SEAL  
 ROBERT G. ROBINSON  
 NOTARY PUBLIC STATE OF ILLINOIS  
 MY COMMISSION EXP. JUNE 29, 1997

MAIL TO: Marshall Peters, 7777 Lake Street, Ste. 114, River Forest, IL 60305

SEND SUBSEQUENT TAX BILLS TO:  
Albert Pickens, 2836 S. 11th Street, Broadview, Illinois

Prepared by: Robert G. Robinson, 928 Warren, Downers Grove, IL 60515  
REM:DDWR95JT.DOC

RETURN TO: Croft C. Waddington, P.C.  
1621 W. Ogden Ave.  
Lisle, Illinois 60532



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Property of Cook County Clerk's Office

STATE OF ILLINOIS	DEPT. OF REVENUE	126.00
REAL ESTATE TRANSFER TAX		
Cook County		
REAL ESTATE TRANSACTION TAX		
REVENUE		63.00
STAMP APR-8'86		
11425		

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## EXHIBIT A

PERMANENT PARCEL NUMBERS: 15-22-413-022  
COMMONLY KNOWN AS: 2836 S. 11th Street, Broadview, IL

LOT 10 IN BLOCK 6 IN KOMAREK'S WEST 22ND STREET FIRST ADDITION,  
BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTH  
EAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE ILLINOIS  
CENTRAL RAILROAD RIGHT OF WAY IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-22-413-022

SUBJECT TO THE FOLLOWING, IF ANY:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING;  
SPECIAL ASSESSMENTS CONFIRMED AFTER THIS CONTRACT DATE; BUILDING,  
BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND  
COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC  
UTILITIES; DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PIPE OR  
OTHER CONDUIT. IF THE PROPERTY IS OTHER THAN A DETACHED, SINGLE-FAMILY  
HOME, PARTY WALLS, PARTY WALL RIGHTS AND AGREEMENTS; TERMS, PROVISIONS,  
COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM, IF ANY, AND  
ALL AMENDMENTS THERETO; ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE  
SAID DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY;  
LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY  
ACT, AND IF APPLICABLE; INSTALLMENTS OF ASSESSMENTS DUE AFTER THE DATE  
OF CLOSING.

REM: Dupage. EXH

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