

WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual)

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.

96283820

THE GRANTORS, FELICIA B. LIBUSE, a widow,  
LYNN NETTER, married to Calvin J. Netter,  
and IRENE OLENCKI, married to Edward V.  
Olencki\*  
of the Village of River Forest County of Cook  
State of Illinois for and in consideration of

Ten (\$10.00) and no/100 ----- DOLLARS,

and other good and valuable considerations -----  
----- in hand paid,

CONVEY ----- and WARRANT ----- to  
THOMAS E. FLANAGAN, 833 Elgin Forest Park,  
IL 60130

(Name and Address of Grantee)  
the following described Real Estate situated in the County of -----  
Cook in the State of Illinois to wit:

See Exhibit A attached hereto and by this reference incorporated herein.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1995 (2nd installment) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1996; acts done or suffered by grantee.

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

\*NOT HOMESTEAD PROPERTY AS TO EDWARD V. OLENCKI

DEPT-01 RECORDING \$25.00  
T90012 TRAN 0163 04/16/96 15:20:00  
\$9476 ± ER \*-96-283820  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

Permanent Real Estate Index Number(s): 15-01-205-039

Address(es) of Real Estate: 1518 North Harlem Avenue, River Forest, IL 60305

Dated this \_\_\_\_\_ day of March, 19 96

Felicia B. Libuse By  
Calvin J. Netter  
attorney-in-fact (SEAL)

Lynn Netter (SEAL)  
Lynn Netter (SEAL)

Felicia B. Libuse by Calvin  
J. Netter, attorney in fact

Irene Olencki (SEAL)  
Irene Olencki

Calvin J. Netter (SEAL)

Calvin J. Netter, solely to  
have homestead rights, if any

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

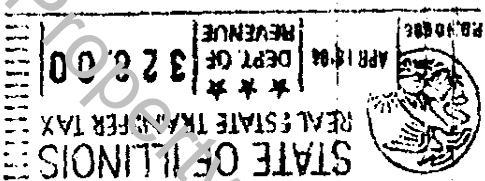
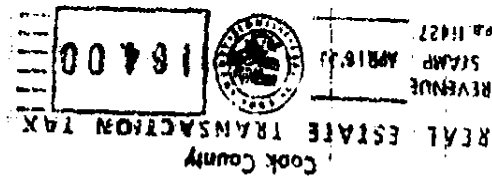
BOX 333-CTT

96283820

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## Warranty Deed Individual to Individual

GEORGE E. COLE  
LEGAL FORMS



CO. NO. 018  
249413  
278406

TO



Village of River Forest  
Real Estate Transfer Tax  
\$100



Village of River Forest  
Real Estate Transfer Tax  
\$50



Village of River Forest  
Real Estate Transfer Tax  
\$10



Village of River Forest  
Real Estate Transfer Tax  
\$2.50



Village of River Forest  
Real Estate Transfer Tax  
\$1



Village of River Forest  
Real Estate Transfer Tax  
\$.50

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 Calvin J. Netter, individually and as the attorney in fact for Felicia P. Libuse, Lynn Netter, and Irene Olencki

IMPRESS personally known to me to be the same person S whose name S are subscribed to the



OFFICIAL SEAL  
ROBIN L. SCHIRMER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 5-29-97  
said instrument, appeared before me this day in person, and acknowledged that they 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 29th day of March 19 96  
Commission expires 5/29 19 97

*Robin L. Schirmer*  
NOTARY PUBLIC

This instrument was prepared by Robin Schirmer, 1119 Pleasant St., Oak Park, IL 60302  
(Name and Address)

MAIL TO:

(Name)  
**ARTHUR C. ROBINSON**  
ATTORNEY AT LAW  
887 W. 25th St.  
Chicago, IL 60650

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Thomas F. Flanagan  
(Name)

833 Elgin  
(Address)

Forest Park, IL 60130  
(City, State and Zip)

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

96283820

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007595966 F2  
STREET ADDRESS: 1518 NORTH HARLEM AVENUE  
CITY: RIVER FOREST COUNTY: COOK  
TAX NUMBER: 15-01-205-039-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

THE SOUTH 1/2 OF THE EAST 108 FEET OF THE FOLLOWING DESCRIBED PARCEL, TAKEN AS A TRACT:

LOT 30 (EXCEPT THE NORTH 20 FEET 11 INCHES) ALL OF LOT 29 AND LOT 28 (EXCEPT THE SOUTH 9 FEET 1 INCH THEREOF), EXCEPT THE WEST 8 FEET OF SAID LOTS DEDICATED FOR PUBLIC ALLEY, IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

EASEMENT FOR PARKING, INGRESS AND EGRESS AGREEMENT RECORDED APRIL 26, 1948 AS DOCUMENT 14299751 AND AS AMENDED BY AGREEMENT RECORDED APRIL 3, 1962 AS DOCUMENT 18439437 FOR THE BENEFIT OF PARCEL 1, OVER THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 1/3 OF THE WEST 23 FEET (EXCEPTING THEREFROM THE NORTH 4 FEET THEREOF AND THE SOUTH 4 FEET THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:

THAT PART LYING WEST OF THE WEST LINE OF THE EAST 108 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 30 (EXCEPT THE NORTH 20 FEET 11 INCHES THEREOF) ALL OF LOT 29 AND LOT 28 (EXCEPT THE SOUTH 9 FEET 1 INCH THEREOF) EXCEPT THE WEST 6 FEET OF SAID LOTS DEDICATED FOR PUBLIC ALLEY IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE WEST 33 FEET AND THE SOUTH 33 FEET THEREOF DEEDED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES

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