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96380034

WARRANTY DEED
JOINT TENANCY IN ILLINOIS
BY ENTIRETY

THIS INDENTURE, Made this 17th day of May, 1996, between COLIN BRUNTON and D. SIAN BRUNTON, his wife, of the Village of Schaumburg, in the County of Cook and State of Illinois, parties of the first part, and SCOTT A. YAKES and DIANE M. YAKES, his wife, of Roselle, Illinois, parties of the second part,

DEPT-01 RECORDING \$31.50
T#0001 TRAK 3964 05/20/96 12:13:00
#6582 RC *-96-380034
COOK COUNTY RECORDER

31.50

WITNESSETH,

96-04691 (10/11/96)

that the parties of the first part, for and in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the parties of the second part, not in tenancy in common, ~~but~~ in joint tenancy, the following described Real Estate, to wit:

6

but in Tenancy by the Entirety.

LOT 14002 IN WEATHERSFIELD SECTION 1 OF UNIT 14 BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, commonly known as 519 South Salem, Schaumburg, Illinois.

P.I.N. 07-28-206-002

LAWYER TITLE INSURANCE CORPORATION

SUBJECT ONLY to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the Purchasers' use and enjoyment of the property,

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situated in the County of Cook, in the State of Illinois, 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 the above granted premises unto the parties of the second part forever, not in tenancy in common, ~~but~~ in joint tenancy,

not but in Tenancy by the Entirety.

IN WITNESS WHEREOF, the parties of the first part hereunto set their hands and seals the day and year first above written.

Colin Brunton, by Thomas R. Hansen,
Attorney in Fact (SEAL)

COLIN BRUNTON By THOMAS R. HANSEN
Attorney-in-Fact

D. Sian Brunton, by Thomas R. Hansen,
Attorney in Fact (SEAL)

D. SIAN BRUNTON By THOMAS R. HANSEN
Attorney-in-Fact

39270

YH

VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE AND ADMINISTRATION
REAL ESTATE TRANSFER TAX
DATE 5/14/96
AMT. PAID 146.00

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COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK .)

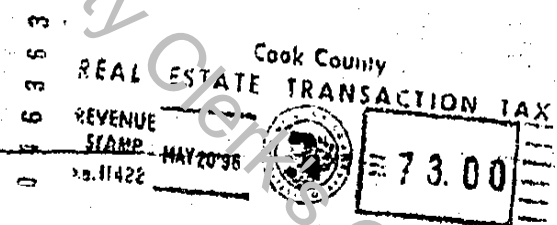
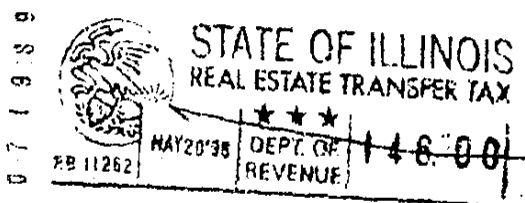
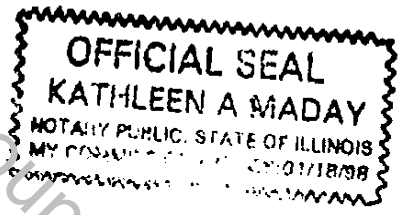
I, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS R. HANSEN, Attorney-in-Fact for COLIN BRUNTON and D. SIAN BRUNTON, his wife, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17th day of May, 1996

(Impress Seal Here)

Kathleen A Maday
Notary Public

Commission Expires 11/28/98



This Instrument was prepared by: THOMAS R. HANSEN, Attorney at Law, 1010 West Lake Street, Suite 501, Oak Park, Illinois 60301

MAIL TO: Sara Ann Vannucci
Attorney At Law
800 East Higgins Road, 2nd Fl.
Schaumburg, Illinois 60173

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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, D. SIAM BRUNTON of Schaumburg, Illinois, make, constitute, and appoint THOMAS R. HANSEN, my attorney, of 1010 Lake Street, Suite 501, Oak Park, Illinois, to be my lawful attorney-in-fact for me and to do any and all acts which I could do if personally present in connection with the sale of the property at 519 South Salem, Schaumburg, Illinois, including, but not limited to, the execution of the following documents:

1. Real Estate Sale Contract;
2. Warranty Deed;
3. Bill of Sale
4. Affidavit of Title;
5. RESPA Statement;
6. ALTA Statements;
7. State and County Tax Transfer Declaration forms
8. IRS Tax Reporting Statements;
9. Disbursement authorization;
10. Any and all other documents necessary to consummate and complete the aforesaid real estate transaction.

I intend to give my attorney-in-fact the fullest powers possible and do not intend, by the enumeration of his powers to limit or reduce them in any fashion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 2nd day of April, 1996.

D. Siam Brunton
D. SIAM BRUNTON

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STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, a Notary Public, DO HEREBY CERTIFY that D. SIAN BRUNTON, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

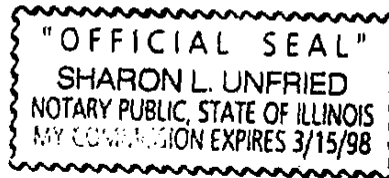
GIVEN under my hand and official seal this 4th day of APRIL, 1996.

(Impress Seal Here)

Sharon L. Unfried
 Notary Public

Commission Expires

3/15/98



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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, COLIN BRUNTON of Schaumburg, Illinois, make, constitute, and appoint THOMAS R. HANSEN, my attorney, of 1010 Lake Street, Suite 501, Oak Park, Illinois, to be my lawful attorney-in-fact for me and to do any and all acts which I could do if personally present in connection with the sale of the property at 519 South Salem, Schaumburg, Illinois, including, but not limited to, the execution of the following documents:

1. Real Estate Sale Contract;
2. Warranty Deed;
3. Bill of Sale;
4. Affidavit of Title;
5. RESPA Statement;
6. ALTA Statements;
7. State and County Tax Transfer Declaration forms
8. IRS Tax Reporting Statements;
9. Disbursement authorization;
10. Any and all other documents necessary to consummate and complete the aforesaid real estate transaction.

I intend to give my attorney-in-fact the fullest powers possible and do not intend, by the enumeration of his powers to limit or reduce them in any fashion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the

9th day of APRIL, 1996.


COLIN BRUNTON

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, a Notary Public, DO HEREBY CERTIFY that COLIN BRUNTON, personally known to me to be the same person whose name is 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 09 day of APRIL, 1996.

Dawn Fischer
Notary Public

~~(Impress seal here)~~
OFFICIAL SEAL
DAWN FISCHER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/12/97
Commission Expires

1-12-97

OFFICIAL SEAL
DAWN FISCHER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/12/97

Cook County Clerk's Office

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