

UNOFFICIAL COPY

WARRANTY DEED

97507120

MAIL TO:

John O'Brien, Esquire
2340 S. Arlington Heights Rd
Arlington Heights, IL 60004

DEPT-01 RECORDING \$23.50
T#0010 TRAN 8245 07/15/97 10:49:00
#3614 # CJ *-97-507120
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:
Kevin D. Fortin
526 Maple Lane
Elk Grove Village, Illinois

2350

RECORDER'S STAMP

97507120

THE GRANTOR(S), TOPY INTERNATIONAL, INC., A CORPORATION ORGANIZED AND EXISTING UNDER LAWS OF THE STATE OF ILLINOIS, and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said Corporation, CONVEY(S) and WARRANTS(S) to the GRANTEE(S), Kevin D. Fortin and Laura A. Fortin, husband and wife of 3708 N. Nora, Chicago in the County of Cook in the State of Illinois, TO HAVE AND TO HOLD the following described real estate, not in Tenancy in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY:

Lot 2119 in Elk Grove Village Section 6 a Subdivision of the East 1/2 of Section 33, Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded January 16, 1959 as Document 17429393 all in Cook County, Illinois.

Commonly known as: 526 Maple Lane, Elk Grove Village, Illinois

Permanent Tax No: 08-33-204-035-0000

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

SUBJECT TO: (1) Real estate taxes for the year 1996 and subsequent years; (2) Covenants, conditions restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances; hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois. And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, successors and assigns, only that: 1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and 2. GRANTOR will forever defend said premises against all persons lawfully claiming through GRANTOR.

Dated: July 3, 1997

ATGF, INC

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TOPY INTERNATIONAL, INC.

BY: K. Nagaoka
Katsuhiko Nagaoka, President

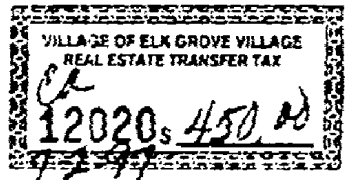
ATTEST: M. Odagawa
Masaichi Odagawa, Secretary

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by Katsuhiko Nagaoka, personally known to me to be the President of TOPY INTERNATIONAL, INC. and Masaichi Odagawa, personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes thereof.

Given under my hand and official seal this 3rd day of July, 1997.
Notary Public, State of Illinois
[Signature]
Notary Public

MUNICIPAL TRANSF



d) COUNTY/STATE TRANSFER STAMP

NAME AND ADDRESS OF PREPARER:
Lee D. Garr
GARR & DE MAERTELAERE, LTD.
50 Turner Avenue
Elk Grove Village, IL 60007
(708) 593-8777

EXEMPT under provisions of paragraph _____ Section 4, Real Estate Transfer Act. Date: _____
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020).

051220
REAL ESTATE TRANSFER TAX
REVENUE
75.00

STATE OF ILLINOIS
NOTARY PUBLIC
150.00

975C7120

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