

UNOFFICIAL COPY

WARRANTY DEED
Individual
Individual to Individual

THE GRANTORS.

JAMES J. LYONS, a divorced man not since remarried and
BONNIE B. LENNON, a divorced woman not since remarried

97549108

of City of Park Ridge,
State of Illinois for and
in consideration of Ten
Dollars (\$10.00) in hand paid,
CONVEY and WARRANT to:

DEPT-01 RECORDING \$23.00
T50012 TRAN 6098 07/29/97 14:49:00
15914 CG *--97--549108
COOK COUNTY RECORDER

CAROLE S. McFADDEN

in fee simple as her **SOLE AND SEPARATE PROPERTY**, the following described Real Estate situated in the County of Cook, in
the State of Illinois, to wit:

See Attached Exhibit "A"

Subject only to the following, if any: easements, conditions and restrictions of record; public and utility easements; special governmental
taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general taxes for the
year 1996 and subsequent years, party wall rights and agreements; terms, provisions, covenants and conditions of the declaration of
condominium and all amendments thereto; any easement established by or implied by the Illinois Condominium Property Act; and all
installments of assessments due after the date of closing.

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 as her sole and separate property in fee simple forever.

Common Address: 401 Ascot Drive, Unit 3-A, Park Ridge, Illinois 60068 and Garage Unit 2-5
Permanent Real Estate Index Numbers: 09-34-102-045-1455 & 09-34-102-045-1021

Dated: July 28, 1997

James J. Lyons
JAMES J. LYONS

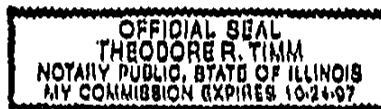
Bonnie B. Lennon
BONNIE B. LENNON

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for Cook County, Illinois, DO HEREBY CERTIFY that on July 28, 1997, JAMES J. LYONS
and BONNIE B. LENNON personally known to me to be the same persons whose name they 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

Theodore R. Timm
Notary Public



Commission Expires: October 24, 1997

This instrument prepared by: Theodore R. Timm, 254 North Laurel, Des Plaines, Illinois, 60016

After Filing, Mail To:

Carole S. McFadden
401 Ascot Drive, Unit 3-A
Park Ridge, IL 60068

Send Subsequent Tax Bills To:

Carole S. McFadden
401 Ascot Drive, Unit 3-A
Park Ridge, IL 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 12737

BOX 333-CTU

76770067
KAY MORSE
7/29/97

2300
7/29/97

97549108

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EXHIBIT "A"

Legal Description: 401 Ascot Drive, Unit 3-A, Park Ridge, Illinois 60068
PIN: 09-34-102-045-1455 & 09-34-102-045-1021

UNIT NUMBER 1/3-A AND GARAGE UNIT NUMBER 1/2-5, IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS "PARCEL"):

PARCEL 1:

ALL OF LOT "A" IN SELLERGRN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOTS 8 AND 10 IN THE OWNER'S PARTITION OF LOTS 30 TO 33, IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1966 AS DOCUMENT NUMBER 19852990.

PARCEL 2:

ALL OF 1ST ADDITION TO SELLERGRN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DECANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NUMBER 18964943) AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNER'S PARTITION OF LOTS 30 TO 33 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22699774, AND AS AMENDED BY DOCUMENT NUMBER 24394152, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

97549108

STATE OF ILLINOIS
COUNTY OF COOK
RECORDED
13250

STATE OF ILLINOIS
COUNTY OF COOK
RECORDED
13250

Office