

UNOFFICIAL COPY

97823648

WARRANTY DEED
Statutory (Illinois)
Joint-Tenants

1141335

THE GRANTOR(S), Patricia L. Allen, divorced and not since remarried,** of the City of Riverdale, County of Cook and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY and WARRANT to Audrey J. Tharpe & Lisa M. Tharpe, not as tenants-in-common, but as joint-tenants, the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

**This is not home stead property

SEE ATTACHED

ADDRESS OF PROPERTY: 12452 S Elizabeth, Riverdale, IL 60827

PROPERTY INDEX NUMBER: 25-29-311-051

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED Oct 31, 1997.

Patricia L. Allen
Patricia L. Allen



Real Estate Transfer Tax
\$300.00

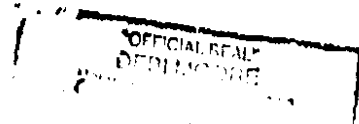


Real Estate Transfer Tax
\$50.00

STATE OF ILLINOIS, COUNTY OF Cook: SS

The undersigned, a Notary Public in State aforesaid, DO HEREBY CERTIFY that Patricia L. Allen, personally known to me to be the same person whose names subscribed to the forgoing 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 waiver of the right of home stead
Given under my hand and official seal this _____, 1997.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY: Fredrick Barder, 55 W. 22nd St., Suite 104, Lombard. IL 60148

MAIL TO:

(NAME)
(ADDRESS)
(CITY, STATE, ZIP)



Real Estate Transfer Tax
\$10.00

MAIL SUBSEQUENT TAX BILLS TO:

Audrey Tharpe
(NAME)
12452 S Elizabeth
(ADDRESS)
Riverdale, IL 60827
(CITY, STATE, ZIP)

Finance Schedule Instructions:

The Real Estate Transfer Tax Law (35 ILCS 200/31-25) requires information regarding the financing of the purchase price of this property

Lines A and C through I of the Finance Schedule must be filled out by the buyer* or buyer's* representative to account for financing of the purchase. Columns I through VI must be completed for each loan involved

Information required in each column:

- I Principal of loan, for an assumed mortgage show principal being assumed
- II Length of time on which monthly payments were calculated. If not applicable mark with an asterisk and explain repayment schedule in Box J on Page 3. For an assumed mortgage show years remaining from time of sale until loan is fully amortized (paid).
- III If applicable, length of time until mortgage loan must be paid off or renegotiated, or time until balloon payment is due

- IV Nominal interest rate as stated in loan document. If Prime Rate is used, state rate used at time of transfer.
 - V Indicate if this loan has a FIXED interest rate by entering F in the column, adjustable rate by entering A, or renegotiable by entering R in the column.
 - VI Show the number of points and dollars paid. Enter points paid by the seller* only.
- Box J may be used to show more information regarding financing if necessary

SPECIAL NOTE: If your financing involves other than equal monthly payments you must explain in Box J on Page 3.

TYPE OF FINANCING: Enter cash downpayment on Account for financing the remainder of the purchase price through I. (If lines A through I do not add up to full consideration on Page 1 of declaration, explain in Box J.)

A	Enter Cash Downpayment (include earnest money) \$
B	Enter remainder of Purchase Price on Lines C through I
C	Purchase Money Mortgage to Seller*
D	New 1st Mtg. (specify type**)
E	New 2nd Mtg. (specify type**)
F	New 3rd Mtg. (specify type**)
G	Assumption of existing 1st Mtg.
H	Assumption of existing 2nd Mtg.
I	Other Financing (specify type**)

** Specify type: e.g., Blend, Conventional, Seller VA/FHA insured, etc.

PARTIAL INTEREST (Complete if applicable)

If less than a full interest in the real estate is being transferred, state the part being transferred

LEGAL DESCRIPTION

Section _____ Township _____ Range _____

Enter complete legal description in this area:

LOT 16 (EXCEPT THE NORTH 20 FEET THEREOF) AND LOT 17 IN BLOCK 7 IN W. F. KAISER AND COMPANY'S FAIRLAND SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 12452 S. ELIZABETH, CALUMET PARK, ILL. 60827

BE: _____
If I _____
Page _____

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