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WARRANTY DEED

Individual to Individual

THE GRANTOR(S), ELEANOR M. COFFMAN, a widow, of the Village of Elk Grove Village, County of Cook and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby duly acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), JOHN MIGUT, divorced and not since remarried, of 605 Wolf Road, Unit 12A, Hillside, Illinois 60162, in the County of Cook in the State of Illinois, TO HAVE AND TO HOLD the following described real estate, in FEE SIMPLE:

For Recorder's Use

3P

[See Exhibit A, attached]

Permanent Tax No: 08-32-101-015-1040

Commonly Known As:

840 Wellington Avenue, Unit 302,
Elk Grove Village, Illinois 60007

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, IN FEE SIMPLE

SUBJECT TO: (1) Real estate taxes for the year 1997 and subsequent years. (2) Building lines, covenants, conditions, restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances.

Dated: November 24, 1997

Eleanor M. Coffman - John T. Coffman
ELEANOR M. COFFMAN & JOHN T. COFFMAN
Attorney in Fact, pursuant to Power of Attorney

ATGF, INC

Ralph J. Schumann, Esq.
LAW OFFICES OF RALPH J. SCHUMANN
901 Biesterfeld Road, Suite 103
Elk Grove Village, Illinois 60007-3393

John Migut
840 Wellington Avenue, Unit 302
Elk Grove Village, Illinois 60007

Anthony De Frenza, Esq.
5750 Old Orchard Road, Suite 550
Skokie, Illinois 60077



UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN T. COFFMAN, a married man, 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 4th day of November, 1997.

Commission expires 1997
OFFICIAL SEAL
R. J. SCHUMANN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. AUG. 28, 1998

Ralph J. Schumann
Notary Public

MUNICIPAL TRANSFER STAMP (If Required)

VILLAGE OF ELK GROVE VILLAGE
REAL ESTATE TRANSFER TAX
12552 294.00

48.75

NAME AND ADDRESS OF PREPARER:
Ralph J. Schumann, Esq.
LAW OFFICES OF RALPH J. SCHUMANN
901 Biesterfeld Road, Suite 103
Elk Grove Village, Illinois 60007-3393

STATE OF ILLINOIS
97.50

** This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020) and the name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

Ralph J. Schumann, Attorney at Law
LAW OFFICES OF RALPH J. SCHUMANN
901 BIESTERFELD ROAD, SUITE 103
ELK GROVE VILLAGE, ILLINOIS 60007-3393
(847) 806-6455 • FAX (847) 806-6465

TO
FROM
Individual to Individual

EXHIBIT A**Legal Description:****Parcel 1:**

Unit 302 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Sub Lot "A" in Lot 3 in the first Resubdivision of part of Lot 1 in Village on the Lake Subdivision (Phase II) being a Subdivision of part of the South West quarter of Section 29 and part of the North West quarter of Section 32, all in Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded January 25, 1971 as Document No. 21380121 in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Chicago Title and Trust Company, as Trustee under Trust No. 53436, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 21956371, together with an undivided 1.07 per cent interest in said parcel (excepting from said parcel all the properties and space comprising all the units thereof as defined and set forth in said Declaration and survey).

Parcel 2:

Easement for the benefit of Parcel 1 as created by Declaration of covenants for Village on the Lake Homeowners Association executed by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated March 25, 1969 and known as Trust No. 53436 dated June 18, 1971 and recorded June 18, 1971 as Document No. 21517208 and as created by Deed made by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated March 25, 1969 and known as Trust No. 53436 to George A. Webber and Faye L. Webber, his wife dated August 1, 1972 and recorded October 5, 1972 as Document No. 22075392 for ingress and egress over Lot 2 (except Sub Lots "A", "B" and "C") in Village on the Lake Subdivision, being a Subdivision of part of the South West quarter of Section 29 and part of the North West quarter of Section 32, all in Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded January 25, 1971 as Document No. 21380121 in Cook County, Illinois.

Parcel 3:

Easement to Parking Space No. 146 for the benefit of Parcel 1 as delineated on survey of the Sub Lot "C" in Lot 2 in Village on Lake Subdivision, which survey is attached as Exhibit "A" to Declaration of Garage ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 21726707, in Cook County, Illinois.

Permanent Index Number:	08-32-101-015-1040
Commonly known as:	840 Wellington Avenue, Unit 302, Elk Grove Village, Illinois 60007

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Property of Cook County Clerk's Office