

UNOFFICIAL COPY 97967129

WARRANTY DEED

Statutory - ~~Transferred by~~

~~Entirety~~

PREPARED BY:

Patrick W. Pontarelli  
4353 W. Lawrence  
Chicago, IL 60630

MAIL TO:

SEND TAX BILLS TO:

PROPERTY ADDRESS:

730 Creekside Dr. Unit 401  
Mount Prospect, Illinois 60056

PIN: 03-27-100-019-0000

THE GRANTOR(S)

Donald C. Duranso and Eileen B.  
Duranso, his wife,  
of the Village of Mount Prospect,  
County of Cook, State of Illinois, for

and in consideration of TEN AND NO/100---(\$10.00)---DOLLARS, and other good and  
valuable consideration in hand paid, **CONVEY AND WARRANT TO: Thomas P.  
Lee and Maria S. Lee, his wife** as Legally Described on Exhibit "A"  
attached hereto 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** said premises forever, ~~not as tenants in common, not as  
joint tenants, but as tenants by the entirety.~~ **AND NOT AS TENANTS IN  
COMMON.**

Dated this 19th day of November, 1997

Donald C. Duranso (SEAL)  
Donald C. Duranso

Eileen B. Duranso (SEAL)  
Eileen B. Duranso

State of Illinois, County of Cook ss. I, the undersigned, a Notary  
Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
Donald C. Duranso and Eileen B. Duranso, 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 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, this 19th day of November, 1997.

"OFFICIAL SEAL"  
PATRICK W. PONTARELLI  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 12/8/99

Notary Public

BOX 333-CTI

15314 58300

## EXHIBIT "A"

## LEGAL DESCRIPTION

## PARCEL 1:

UNIT NUMBER 401-C AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P45C AND STORAGE SPACE S45C, IN CREEKSIDE AT OLD ORCHARD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF LOTS 1 AND 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28 BOTH IN TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96261584, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

## PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY DECLARATION RECORDED AS DOCUMENT 96261584.

THIS DEED IS SUBJECT ONLY TO THE FOLLOWING, IF ANY: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS THERETO, INCLUDING EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; PUBLIC AND UTILITY EASEMENTS; ROADS AND HIGHWAYS; PARTY WALL RIGHTS AND AGREEMENTS; EXISTING LEASES AND TENANCIES; AND SUBJECT ONLY TO REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

STATE OF ILLINOIS		Cook County	
DEPARTMENT OF REVENUE		REAL ESTATE TRANSFERS TAX	
RECEIVED		196.00	
REVENUE		598.00	