

UNOFFICIAL COPY

97157345

WARRANTY DEED

(Individual to Individual)

Mail To:

Kent ELLIOTT
101 h. SALLE St
#72
Wheeling, IL 60091



DEPT-01 RECORDING 925.30
T40013 TRAN 1410 03/07/97 08:34:00
#7745 # TB *-97-157345
COOK COUNTY RECORDER

SEND SUBSEQUENT TAX BILLS TO:

David Thoman
475 Plum Creek Drive
#512
Wheeling, IL 60091

THE GRANTOR(S), SYLVIA KOENIG, married to ARTHUR IWANIEC, of the City of Wheeling, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, do(es) hereby CONVEY and WARRANT to:

DAVID THOMAN
907 Fairview
Highland Park, IL

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

#31804

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

Permanent Real Estate Index Number: 03-12-300-063-106J

97157345

Property Address: 475 PLUM CREEK DRIVE, #512; WHEELING, IL

Sylvia Koenig (SEAL)
SYLVIA KOENIG

Arthur Iwaniec (SEAL)
ARTHUR IWANIEC

Dated this 26th day of February, 1997.

This instrument was prepared by: Richard M. Toth, 8837 Major, Morton Grove, Illinois 60053.



INTEGRITY TITLE
2510 E. DEMPSTER STREET
SUITE 110
DES PLAINES, IL 60016

25.50
TB.

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STATE OF ILLINOIS, COUNTY OF COOK, SS.

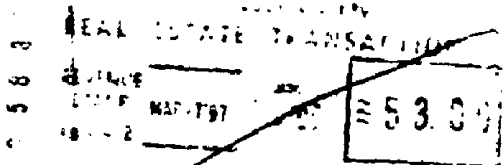
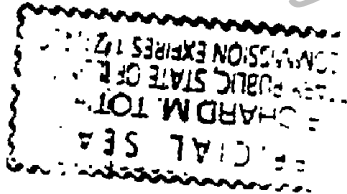
I, the undersigned, Notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SYLVIA KOENIG and ARTHUR IWANIEC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered this instrument as his/her/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 26th day of February, 1997.

Commission expires

, 19


Notary Public



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3/7/97
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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT NOS. 512-4 IN THE PLUM CREEK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN HENRY GRANDT AND OTHERS SUBDIVISION OF THAT PART OF THE SOUTH 1420.62 FEET OF SECTION 12, WEST OF THE CENTER OF MILWAUKEE AVENUE AND A PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, ON JANUARY 29, 1923 AS DOCUMENT 172867, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3033165, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS FILED AS DOCUMENT LR 3033164 AND CREATED BY DEED FROM NORTH WEST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 14, 1972 AND KNOWN AS TRUST NUMBER 1535 TO JOHN E. ROBERTS AND FILED AS DOCUMENT 3044347 AND RECORDED AS DOCUMENT 24814718, IN COOK COUNTY, ILLINOIS.

PIN: 03-12-300-063-1063

ADDRESS: 475 PLUM CREEK, #512, WHEELING, IL

Subject to: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; special taxes for the year 1996 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

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Property of Cook County Clerk's Office

COOK COUNTY RECORDER
47765 + TB M-97-157345
150013 TRAN 1410 03/07/97 08:34:00
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