

UNOFFICIAL COPY

WARRANTY DEED

97342939

THE GRANTORS, JUDITH ROGERS GROVES and CHARLES OLIVER GROVES, her husband,

of the Village of Western Springs, County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) -- DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to JUDITH ROGERS GROVES and CHARLES OLIVER GROVES, her husband

DEPT-01 RECORDING \$25.00
T40012 TRAN 5117 05/15/97 10:50:00
40083 RC *-97-342939
COOK COUNTY RECORDER

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 302 AND GARAGE UNIT NO. 302-G IN SPRINGWOOD MANOR CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL, OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE EAST 178.5 FEET OF THE SOUTH 15 FEET OF LOT 3 AND THE EAST 178.5 FEET OF LOTS 4, 5 AND 6 IN MAXTED'S SUBDIVISION IN THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 750 FEET THEREOF) OF THE NORTH EAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO 14442019 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY PULLMAN BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 9, 1968 AND KNOWN AS TRUST NUMBER 71-80632 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO 22734943 AND AMENDED BY DOCUMENT NO. 22769411 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, 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 as aforesaid forever.

Permanent Real Estate Index Number(s): 18-18-200-033-1018 and 18-18-200-033-1042

Address(es) of Real Estate: 5580 Wolf Road, Unit 302, Western Springs, Illinois 60558

DATED this 3rd day of May, 1997.

 (SEAL)
Judith Rogers Groves

 (SEAL)
Charles Oliver Groves

BOX 333-CTT

This transfer is exempt under provisions of Section 4 of the Real Estate Transfer Tax Act
Attorney 5/9/97

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MAIL TO:

ROBERT F. PECK, PECK, McVICKER & LANDRY

47 S. 6TH AVENUE

LaGrange, IL 60525

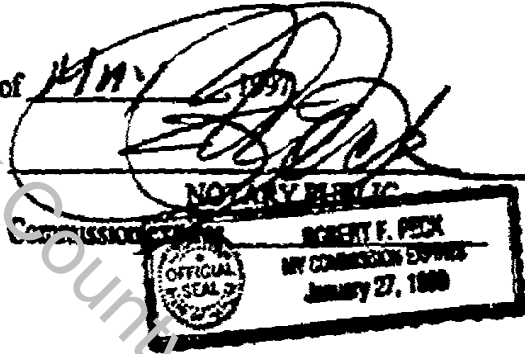
SEND SUBSEQUENT TAX BILLS TO:

NO CHARGE

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 JUDITH ROGERS GROVES and CHARLES OLIVER GROVES, her husband 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.

Given under my hand and official seal, this 27 day of Jan 1997



This instrument was prepared by:
PECK, McVICKER AND LANDRY
Attorneys at Law
47 S. 6th Avenue
LaGrange, Illinois 60525

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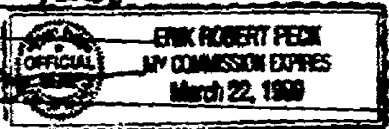
STATEMENT BY GRANTOR AND GRANTEE

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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/9, 1997 Signature: [Signature]
Grantor or Agent

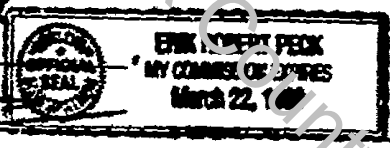
Subscribed and sworn to before me by the said Robert F. Peck this 9th day of May 1997.
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5/9, 1997 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Robert F. Peck this 9th day of May 1997.
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Cook County Clerk's Office

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Property of Cook County Clerk's Office