

9806-5374 C.T. 7742679  
**UNOFFICIAL COPY**

**WARRANTY DEED**  
Statutory (Illinois)

98582551

THE GRANTOR, JOSEPH A. MCCULLOUGH, a widower not since remarried, of the Town of Chatham, County of Barnstable, Commonwealth of Massachusetts, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, CONVEYS and WARRANTS as surviving joint tenant to FRANK TODISH, of 550 Whitehall, Palatine, Illinois 60067, the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

SEPT 01 RECORDING \$25.00  
INDEXED THAN 3112 07/07/98 13:14:00  
STATE REAL 4-98-582551  
COOK COUNTY RECORDER

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: general real estate taxes not due and payable; special tax assessments confirmed after June 1, 1998; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements; terms, provisions, covenants and conditions of the declaration of condominium; limitations and conditions imposed by the Illinois Condominium Property Act; and installments of assessments due after the date of closing;


together with the hereditaments and appurtenances pertaining to such Property, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor in and to such Property, and 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 the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees that it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

Permanent Real Estate Index Number(s): 02-16-303-047-1106

Address of Real Estate: 190 N. Glamis, Inverness, Illinois 60067.

DATED as of the 26<sup>th</sup> day of June, 1998

  
JOSEPH A. MCCULLOUGH

**BOX 333-CTI**

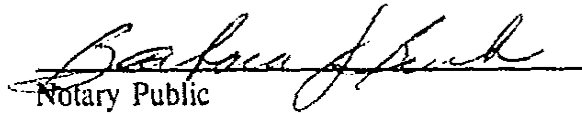
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COMMONWEALTH OF MASSACHUSETTS )  
 ) SS  
COUNTY OF Barnstable )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH A. MCCULLOUGH, 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.

GIVEN under my hand and official seal, this 26<sup>th</sup> day of June, 1998

  
Notary Public

Commission expires Nov. 12, 2004

This instrument was prepared by Sayfarth, Shaw, Fairweather & Geraldson, 55 East Monroe Street, Suite 4200, Chicago, Illinois 60603

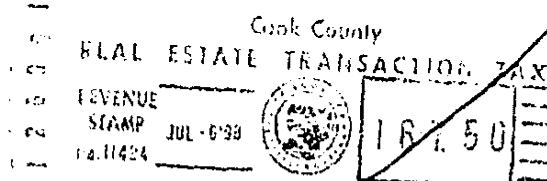
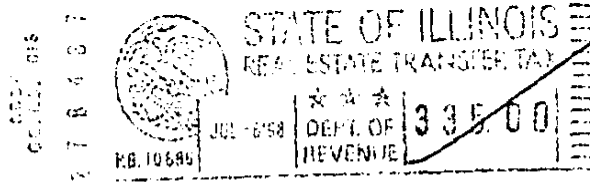
Mail To:

Patrick Gorman, Esq.  
Thill & Favaro  
835 Sterling Avenue  
Palatine, Illinois 60067

Send Subsequent Tax Bills To:

Frank Todish  
190 N. Glamis  
Laverne, Illinois 60067

RECORDER'S OFFICE BOX NO. \_\_\_\_\_



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

PARCEL 1:

UNIT 130 IN INVERNESS ON THE PONDS CONDOMINIUM PHASE I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25961209 AND AS AMENDED AND RESTATED AS DOCUMENT 26637534, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE STREETS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25961209 AND EXHIBIT 'B' ATTACHED THERETO, AND AS CREATED BY DEED RECORDED AS DOCUMENT 89054539.

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Property of Cook County Clerk's Office