

98716344

2306/0209 26 001 Page 1 of 3  
1998-08-13 14:22:50  
Cook County Recorder 25.50

Warranty Deed  
TENANCY BY THE ENTIRETY  
Statutory (ILLINOIS)

(Individual to Individual) /A3  
2016923 MIC SWINS

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)  
STANLEY PETERS, married to  
TOULA PETERS  
1558 N. Elston Ave.  
Chicago, IL 60622

(The Above Space For Recorder's Use Only)

of the \_\_\_\_\_ of \_\_\_\_\_ County  
of Cook State of Illinois  
for and in consideration of Ten DOLLARS,  
in hand paid, CONVEY and WARRANT to

BRIAN O'CONNELL and JUDITH O'CONNELL  
1702 W. Cornelia Ave., Chicago, IL 60657

(NAMES AND ADDRESS OF GRANTEE(S))  
as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for 1997 and subsequent years and see attached Exhibit "A".

THIS IS NOT HOMESTEAD PROPERTY!  
14-30-221-046-0000 (Pre-division)

Permanent Index Number (PIN): \_\_\_\_\_  
Address(es) of Real Estate: 2806 N. Wolcott, Chicago, IL 60657

DATED this 15th day of June 1998

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) X Stanley Peters (SEAL)  
Stanley Peters

(SEAL) \_\_\_\_\_ (SEAL)

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 Stanley Peters



IMPRESS SEAL HERE

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 15th day of June 1998

Commission expires 09.09.2001 Gina M. Guglielmo NOTARY PUBLIC

This instrument was prepared by Allen B. Glass, Esq., 223 W. Jackson #412, Chicago, IL 60606 (NAME AND ADDRESS)

\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

3M

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 2806 N. WOLCOTT AVE.  
CHICAGO, IL 60657

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

Property of Cook County

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STATE AUG 13 '98  
P.D. 11426  
115.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
AUG 13 '98  
P.D. 10760  
231.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
AUG 13 '98  
866.25

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
AUG 13 '98  
866.25



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Bill Stotis  
(Name)  
311 S. Wacker Dr #2675  
(Address)  
Chicago IL 60606-6625  
(City, State and Zip)

Brian O'Connell  
(Name)  
2806 N. Wolcott Ave #2  
(Address)  
Chicago IL 60657  
(City, State and Zip)

OR  
PAGE 2 of 2  
PAGE 2  
RECORDER'S OFFICE BOX NO. 98716344

Parcel 1:

Unit No. 2 in DIVERSEY-WOLCOTT CONDOMINIUM as delineated on a survey of the following described real estate:

Lot 289 in in William Deering's Diversey Avenue, a Subdivision in the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded as Document No. 98664014, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use parking space P-2, garage space G-2, roof rights R-2, limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 98664014.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. The Condominium Property Act of Illinois;
7. Acts done or suffered by the Purchaser;
8. Purchaser's mortgage.

The subject building was completely vacant for over one year prior to the recording of the aforesaid Declaration, and, therefore, no tenant right of first refusal existed.

UNOFFICIAL COPY

Property of Cook County Clerk's Office