

**WARRANTY DEED**

Sole Tenancy  
Statutory (Illinois)  
(Individual to Individual)

98195879

**THE GRANTOR(S):**

KAREN PATTON,  
a Single Person, of  
the City of Chicago,  
County of Cook & State  
of Illinois, and  
LEONARD J. PATTON,  
married to Margie  
Patton,  
of Springfield,  
Missouri

(RECORDER'S USE ONLY)

For and in consideration of **\*\* TEN DOLLARS \*\*** and other good and valuable considerations, in hand paid, do(es) hereby CONVEYS and WARRANTS to

MARK B. CROWE, a single person, of 1046 Ridge Ave., Evanston, IL 60202

not in Tenancy in Common, but in **SOLE TENANCY**, the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER G IN 640 WEST FULLERTON PARKWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 7, IN THE SUBDIVISION OF LOTS 18, 19 AND THE EAST 1/2 OF LOT 20, OF OUT LOT 'C', IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A", TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 24868099; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO; PRIVATE, PUBLIC AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY, AND ROADS AND HIGHWAYS, IF ANY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; GENERAL TAXES FOR THE YEAR 1997 AND SUBSEQUENT YEARS; INSTALLMENTS DUE AFTER THE DATE OF CLOSING FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

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.

PERMANENT REAL ESTATE TAX NUMBER: 14-28-315-045-1001

ADDRESS(S) OF REAL ESTATE: 640 WEST FULLERTON, UNIT G, CHICAGO, ILLINOIS 60614

DATED this 27th day of February, 1998.

*Karen Patton*  
Karen Patton

(SEAL)

*Leonard J. Patton*  
Leonard J. Patton

(SEAL)

*Margie Patton*

Margie Patton Signing for release of homestead only

474- C-645 386-23

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98195879

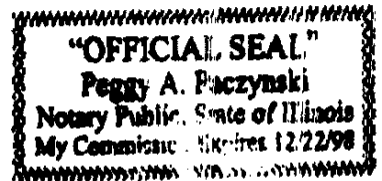
State of Illinois )  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that  
Karen Patton

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 she signed, sealed  
and delivered the said instrument as her 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 17<sup>th</sup> day of February, 1998.

*Peggy A. Paczynski*  
Notary Public



State of Missouri )  
County of GREENE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that  
Leonard J. Patton and Margie Patton

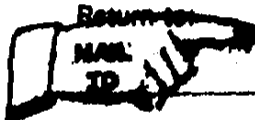
personally known to me to be the same person whose name is subscribed to the foregoing  
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and delivered the said instrument as his free and voluntary act, for the uses and purposes  
therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 20<sup>th</sup> day of FEBRUARY, 1998.

*Brenda K. Joy*  
Notary Public  
Greene County State of Missouri  
My Commission Expires May 28, 2001

Prepared by: Thomas G. Krebs & Assoc., 150 N. Wacker Dr., #2250, Chicago, IL 60606

TAX BILL TO: MARK B. CRONE  
640 N. Fullerton Pkwy, #G Chgo, IL 60614  
Thomas G. Krebs 150 N Wacker Dr #2250  
Chicago, IL 60606



# UNOFFICIAL COPY

Legal Description **98195879**

C-625386-C3

Unit No. G in 640 West Fullerton Parkway Condominium, as delineated on a survey of the following described real estate:

Lot 7, in the subdivision of Lots 18, 19 and the East 1/2 of Lot 20, of Outlet "C" in Wrightwood, a subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium, recorded as Document No. 2468099; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Tax Index Number 14-28-315-045-1001.

548.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEVEN  
STAMP MAR 12 '98  
36.00

UNOFFICIAL COPY

1/20/2014

Property of Cook County Clerk's Office