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43 27010 66 001 Page 1 of 3
1999-05-05 11:52:50
Cook County Recorder 25.00



99433263

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR, PHYLLIS M. SCHRAIDT, a widow not since remarried, of the Village of LaGrange Park, County of Cook, State of Illinois for and in consideration of TEN and NO/100 (\$10.00) DOLLARS in hand paid, CONVEYS and WARRANTS to MASSIMO G. FADIN and GINA I. ROMANAZZI, husband and wife, not as joint tenants and not as tenants in common but as TENANTS BY THE ENTIRETY, the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

LOT 356 IN GEORGE F. NIXON AND COMPANY'S CIVIC CENTER ADDITION TO WESTCHESTER IN EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3

Subject only to the following exceptions, if any: general real estate taxes not due and payable as of the date hereof; special assessments confirmed after January 26, 1999; building, building line and use and 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

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 herself and her successors, hereby covenants and agrees that she 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): 15-20-406-017-0000.

Address of Real Estate: 1827 Stratford, Westchester, Illinois

DATED as of the 16TH day of April, 1999.

Phyllis M. Schraidt
PHYLLIS M. SCHRAIDT

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Westchester
C.A. Heilman 4/20/99

BOX 333-CTI

7803476 Policy 16 case No Abstract

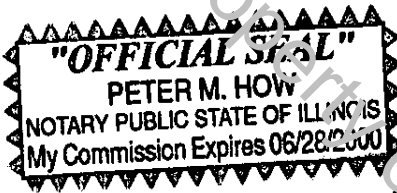
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that PHYLLIS M. SCHRAIDT, 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.

GIVEN under my hand and official seal, this 16th day of April, 1999.



Peter M. How

Notary Public

Commission expires _____

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

Mail To:

Gabriella Comstock, Esq.
Knuckles & Jagel
Naperville, Illinois 60540

Send Subsequent Tax Bills To:

Massimo G. Fadin & Gina I. Romanazzi
1827 Stratford
Westchester, Illinois 60154

RECORDER'S OFFICE BOX NO. _____

COOK COUNTY CLERK'S OFFICE

COOK COUNTY	STATE OF ILLINOIS	COOK COUNTY
CLERK'S OFFICE	REAL ESTATE TRANSFER TAX	REAL ESTATE TRANSACTION TAX
CO. NO. 018	***	REVENUE
110115	MAY-1999 DEPT. OF REVENUE	84.00
P.B. 10776	168.00	p.d. 11424

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CERTIFICATE OF COMPLIANCE-RESIDENTIAL

TO:

John Schraidt
1827 Stratford Av
Westchester, IL 60154

This is to certify that the property known as:

1827 Stratford Av

has this date been inspected and is in compliance with the applicable codes and ordinances of the Village of Westchester insofar as can be determined by a visual inspection of the premises and a review of Village records. The Village of Westchester does not make any guarantee or warranty as to the conditions of buildings inspected, nor does the Village assume any liability in the inspection and in certification of compliance.

Issued this 8th day of April, 1999

CERT NO. 980319

By: 

THIS CERTIFICATE IS NOT TO BE USED FOR COMPLIANCE WITH
THE UNIFORM CONDOMINIUM ACT OF 1983.

Property of Cook County Clerk's Office