

UNOFFICIAL COPY

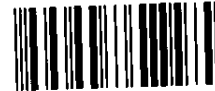
99627557

4037/081 33 001 Page 1 of 2
1999-06-30 10:19:24
Cook County Recorder 23.50

Warranty Deed

Statutory (Illinois)

(Individual to Individual)



99627557

99-375

THE GRANTOR(S): Brown Street Limited Partnership, an Illinois Partnership, by Silver Moon Properties, Inc. an Illinois Corporation, General Partner - 1 East Delaware, Suite 210 of the City of Chicago County of Cook State of Illinois for and in consideration of Ten (\$10.00) and No/100-----DOLLARS, and other good and valuable consideration -----in hand paid, CONVEYS and WARRANTS to Christopher C. Krouse and Jacqueline L. Krouse, husband and wife, not as Tenants in Common, not as Joint Tenants, but as Tenancy by the Entirety of 5 Chatham Court, South Elgin, Illinois 60177 the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

UNIT NUMBER 3-03 IN BROWN STREET STATION TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:



LOT 1 OF BROWN STREET STATION BEING A RESUBDIVISION OF LOTS 1 AND 2 IN SILVER MOON SUBDIVISION BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98-212841 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, conditions, restrictions of record and general real estate taxes for the year 1998 and subsequent years.

P.I.N.: 15-12-400-024-0000 and 15-12-400-025-0000

COMMONLY KNOWN AS: 7551 W. Brown Street, Unit C, Forest Park, IL 60130

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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 28th day of May, 1999

Thomas J. McCarthy
Thomas J. McCarthy, Secretary of Silver Moon Properties, Inc.

Lawrence M. Silver
Lawrence M. Silver - President of Silver Moon Properties, Inc.

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 Thomas J. McCarthy, Secretary of Silver Moon Properties, Inc. and Lawrence M. Silver, President of Silver Moon Properties, Inc. personally known to me to be the same persons whose names 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, including the releases and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of May, 1999.

Commission Expires: September 18, 2001
"OFFICIAL SEAL"
RONALD J. MENTONE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/18/01
Ronald J. Mentone
NOTARY PUBLIC - RONALD J. MENTONE

This instrument was prepared by: Ronald J. Mentone, Attorney at Law, 1807 North Broadway, Melrose Park, Illinois 60160

MAIL TO:

JAMES COOKE
215 W. Illinois St.
ST. CHARLES, IL 60174

ADDRESS OF PROPERTY:

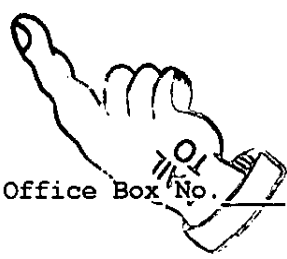
7551 West Brown Street
Unit C
Forest Park, Illinois 60130

SEND SUBSEQUENT TAX BILLS TO:

Christopher C. Kroise
7551 West Brown Street
Unit C
Forest Park, Illinois 60130

OR

Recorder's Office Box No.



STATE TAX COOK COUNTY

STATE OF ILLINOIS JUN 30 1999

7870000000 #

REAL ESTATE TRANSFER TAX	FP326670	# 0000000772
0019600	0009800	
FP326660	REAL ESTATE TRANSFER TAX	

REVENUE STAMP

COOK COUNTY REAL ESTATE TRANSACTION TAX JUN 24 1999