

7828485
1 of 2

UNOFFICIAL COPY

99793859

7152/0060 03 081 Page 1 of 3
1999-08-19 09:49:39
Cook County Recorder 25.00

WARRANTY DEED

THE GRANTORS, THOMAS P. CHOWANIEC AND KATHLEEN E. CHOWANIEC, HIS WIFE, AS TENANTS BY THE ENTIRETY, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO JANET M. APGAR, of 1515 Pebblecreek, Glenview, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit Number 10-3 in the Pebble Creek Condominium, as delineated on survey of the following described real estate:

Part of Lots 1 and 2 in Pebble Creek Subdivision, being a resubdivision of part of Lots 6 and 7 in William Reed's Subdivision of part of the South 1/2 of Sections 26 and 27, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium filed as document number LR 3063918, together with its undivided percentage interest in the Common Element, as set forth in said Declaration, as amended from time to time, in Cook County, Illinois,

3
KG

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.

SUBJECT TO the matters set forth on Exhibit A, which is attached hereto and made a part hereof.

Permanent Real Estate Index Number: 04-26-400-073-1051

Address of Real Estate: 1515 Pebblecreek, Glenview, Illinois 60025

DATED this 13 day of August, 1999.

Thomas P. Chowaniec
THOMAS P. CHOWANIEC

Kathleen E. Chowaniec
KATHLEEN E. CHOWANIEC

BOX 333

UNOFFICIAL COPY

99793859

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Personally came before me this 13 day of August, 1999, Thomas P. Chowaniec and Kathleen E. Chowaniec, known to be the persons who executed the foregoing instrument and acknowledged that they executed the foregoing instrument for the purposes therein contained.



Paul Larson

Notary Public, State of Illinois
My commission: 10/04/2000

This instrument was prepared by David R. Olson of Michael Best & Friedrich LLP, 100 East Wisconsin Avenue, Milwaukee, Wisconsin 53202.

TAXES TO BE MAILED TO: Janet M. Appgar
1515 Pebblecreek
Glenview, Illinois 60025

RETURN TO:

Andrew R. Fogel, Esq.
1580 South Milwaukee Avenue Ste #530
Libertyville, Illinois 60048

R:\firm\99999\9208\WRNTDD.DOC8/9/99

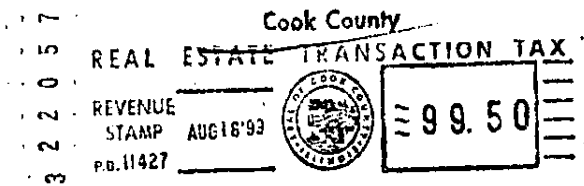
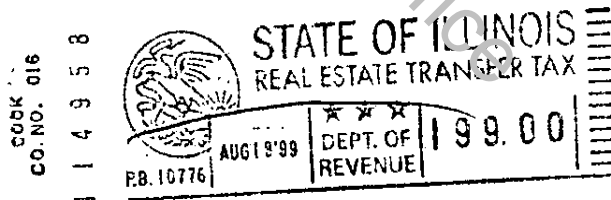


EXHIBIT A TO
WARRANTY DEED
BETWEEN
THOMAS P. CHOWANIEC AND KATHLEEN E. CHOWANIEC
AND
JANET M. APGAR

1. Taxes for the years 1998 and 1999.
2. Rights of the United States of America, State of Illinois, the municipality and the public in and to that part of the land lying within the bed of the West branch of the North fork of the Chicago River; and the rights of other owners of land bordering on the river in respect to the water of said river.
3. Covenants and restrictions contained in the "covenant" made by LeRoy M. Koetz and Pearl M. Koetz dated January 6, 1974 and filed April 19, 1974 as Document LR2748275, as amended by affidavit made by Bernard M. Peskin, attorney for the aforesaid parties, dated February 11, 1977 and filed March 7, 1977 as Document LR2924749.
4. Easement in, upon, under and along the land delineated on the plat of easement to install and maintain all equipment necessary to serve the land and other property with sewer service, as created by grant and plat of easement to the Village of Glenview filed April 19, 1974 as Document Number LR2748274.
5. Easement over the land described in the grant to install and maintain all equipment necessary to serve the land and other property with telephone and electric service, together with the right of access to said equipment, as created by grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company, their successors and assigns, registered October 27, 1978 as Document LR3055736.
6. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership filed December 6, 1978 as Document LR3063918; as amended from time to time.
7. Limitations and conditions imposed by the Condominium Property Act.