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1999-09-08 10:22:20

Cook County Recorder 23.50



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WARRANTY DEED

THE GRANTOR, VICTOR MARSELLA, JR. and
KARREN D. MARSELLA, husband and wife, of
the Village of Schaumburg, in Cook County,
Illinois, for and in consideration of Ten and no/100
Dollars (\$10.00), and other good and valuable
consideration in hand paid, CONVEYS and
WARRANTS to:

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

SAMUEL ~~X~~ CHEN and
JULIE ~~X~~ CHEN, husband and wife,
682 Jay Street
Elgin, IL 60120

(Above space for Recorder's use only)

not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, the following described residential Real Estate
situated in Cook County, Illinois, to wit:

UNIT NUMBER 47-C-1943-C IN BRIAR POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF
THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BRIAR POINTE UNIT 2, BEING
A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP RECORDED JANUARY 11, 1995 AS DOCUMENT 95020876, TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO
SAID UNIT AS SET FORTH IN SAID DECLARATION; AS AMENDED FROM TIME TO TIME IN COOK
COUNTY, ILLINOIS.

Subject To: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after
contract date; (c) Building lines and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and
ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) Party
walls, party wall rights and agreements; terms provisions covenants, and conditions of the declaration of condominium and all
amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto,
if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments
due after closing.

Permanent Index Number: 07-32-301-033-1251

Property Address: 1943 C Heron Avenue, Schaumburg, IL 60193

TO HAVE AND TO HOLD said premises not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY,
the grantees hereof taking title to said premises as and for their principal place of residence.

DATED: 9/2/99

Victor Marsella Jr.
VICTOR MARSELLA, JR.

Karren D. Marsella
KARREN D. MARSELLA

ap

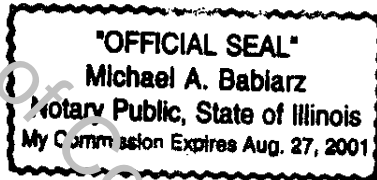
STATE OF ILLINOIS)
) ss
COUNTY OF DU PAGE)
Cook

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that VICTOR MARSELLA, JR. and KARREN D. MARSELLA, husband and wife, personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

[Handwritten Signature]

Given under my hand and notary seal on 9/2, 1999.

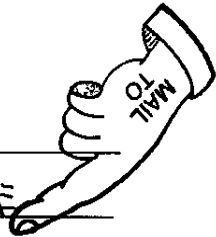
Commission expires 8/27, 2001.



50217 G.C.C.
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 9-1-99
AMT. PAID \$128

This instrument prepared by Laura L. Clukey, Attorney at Law, 579 First Bank Drive, Suite 220, Palatine, IL 60067.

MAIL TO:
PHILIP KIER
321 HOME AVE
OAK PARK, IL 60302



SEND SUBSEQUENT TAX BILLS TO:
SAMUEL CHEN
19431 HERON AVE
SCHAUMBURG IL 60193

Cook County
REAL ESTATE TRANSACTION TAX
SEP--99 06380
REVENUE STAMP 963204



IBT #
1174-8184

STATE OF ILLINOIS
SEP--99 12790
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 966868

