

UNOFFICIAL COPY

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772 0015 05 001 Page 1 of 2
1999-09-15 10:24:48
Cook County Recorder 23.50

WARRANTY DEED



THE GRANTOR(S), MICHAEL P. CALLAHAN single and never married AND STEVEN J. HENRIKSEN, Single and never married of the City of Schaumburg, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) and other good And valuable consideration, in hand Paid, CONVEYS, and warrants to JOHN MAGBUHAT a single individual, Of 555 E. Thornhill Dr. #201 Carol Stream, Illinois

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (SEE REVERSE SIDE FOR LEGAL DESCRIPTION)

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

SUBJECT TO: General real estate taxes for 1998 and subsequent years not due and payable at the time of closing, Special Assessments conferred after this contract date, building, building line and use or 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, 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 IL Condominium Property Act, and installments or assessments due after the date of closing.

P.I.N.(S): 07-32-301-033-1221

Address of Real Estate: 1606 Orchard Ave. Unit 25-B, Schaumburg, Illinois

Dated this 10th day of September, 1999.

Michael P. Callahan
Michael P. Callahan

Steven J. Henriksen
Steven J. Henriksen

State of Illinois, County of DuPage, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael P. Callahan and Steven J. Henriksen, personally known to me 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 their free and voluntary act, for the use and purposes therein set forth.

Given under my hand this 6th day of August, 1999.

Commission expires 6-25, 2003.

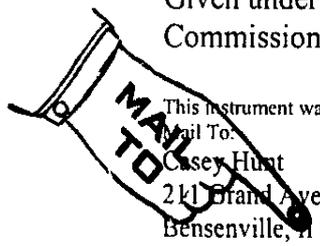
Rebeca Turrubiates
NOTARY PUBLIC

This instrument was prepared by William Belmonte, 2150 Manchester Suite 110 Wheaton, IL 60187
Mail To: Casey Hunt
241 Grand Ave.
Bensenville, IL 60106

Send Subsequent Tax Bills to:
John Magbuhat
1606 Orchard Ave. unit 25 B
Schaumburg, IL 60103



[Handwritten signature]



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UNIT NUMBER 25-B-1606 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 QUARTER AND THE SOUTHWEST QUARTER 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.

STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

SEP. 13.99

0000004508

REAL ESTATE TRANSFER TAX	0014.100
FP 326669	

REAL ESTATE TRANSFER TAX	00070.50	FP 326670
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COOK COUNTY REAL ESTATE TRANSFER TAX

SEP. 13.99

REVENUE STAMP

COOK COUNTY CLERK'S OFFICE

COUNTY TAX

0000000000

Property of Cook County Clerk's Office