

UNOFFICIAL COPY

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774 0256 05 001 Page 1 of 2  
1999-09-16 12:37:28  
Cook County Recorder 23.50

Warranty Deed



THE GRANTOR(S)

James C. Kanelos, a widower

of Mt. Prospect, County of Cook, State of Illinois,

for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, Conveys and Warrants to:

(For Recorder's Use Only)

Thomas R. Kanelos and Alexandra V. Kanelos, husband and wife

STRIKE INAPPLICABLE:

- A) ~~Not in Tenancy in Common, but in Joint Tenancy.~~
- B) Not as Joint Tenants, or Tenants in Common, but as Tenants by The Entirety.

the following described Real Estate to wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION  
SEE REVERSE SIDE FOR SUBJECT TO CLAUSE

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

Permanent Real Estate Index Number(s): 03-34-317-009  
Common Address for Property: 105 N. Fairview Avenue, Mt. Prospect, Illinois 60056

DEED Dated this 2<sup>nd</sup> Day of July, 1999

James C. Kanelos

**P.N.T.N.**

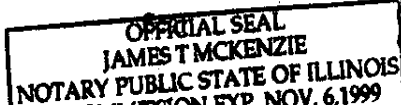
State of IL  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

James C. Kanelos

personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal this 2<sup>nd</sup> Day of July, 1999



-Notary Public-

This Instrument is a copy of the original. James T. McKenzie, Attorney, 1005 W. Wise Rd. Ste. 200, Schaumburg, IL 60193

Mail To:  
HARRY LIPNER + ASSOC. LTD.  
1103 ARBOR LN.  
GLENVIEW, IL 60025

Send Subsequent Tax Bills To:  
Thomas R. Kanelos  
105 N. Fairview Avenue  
Mt. Prospect, Illinois 60056

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99280544

LOT FOURTEEN (14) IN BLOCK NINETEEN (19) IN PROSPECT MANOR SUBDIVISION OF PART OF THE SOUTH THREE QUARTERS (¾ths) OF THE WEST HALF (W-½) OF THE WEST HALF (W-½) OF SECTION THIRTY FOUR (34), TOWN FORTY-TWO (42) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD (3<sup>RD</sup>) PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

- A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING; B) SPECIAL ASSESSMENTS CONFIRMED AFTER THIS CONTRACT DATE; C) BUILDING, BUILDING LINE 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) IF THE PROPERTY IS OTHER THAN A DETACHED, SINGLE-FAMILY HOME, PARTY WALL RIGHTS AND AGREEMENTS; TERMS PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM, IF ANY, 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; H) INSTALLMENTS OF ASSESSMENTS DUE AFTER THE DATE OF CLOSING.

