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WARRANTY DEED



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8017/0162 27 001 Page 1 of 3
1999-09-29 10:35:21
Cook County Recorder 25.00

THE GRANTORS THOMAS R. FITZGERALD AND GAYLE A. FITZGERALD, husband and wife, of the Village of LaGrange, County of Cook, State of Illinois, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to JOSEPH P. O'CONNELL, JR. AND KATHERINE N. O'CONNELL, 7941 Karlov, Skokie, Illinois 60076, as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description Attached Hereto As Exhibit A.
See Permitted Exceptions Attached Hereto As Exhibit A.

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 as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number: 18-04-319-008-0000
Address of Real Estate: 329 S. Kensington, LaGrange, IL 60525

DATED this 16th day of September, 1999.

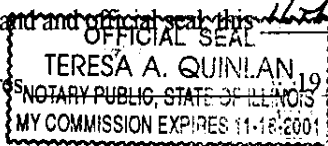
Thomas R. Fitzgerald
THOMAS R. FITZGERALD
Gayle A. Fitzgerald
GAYLE A. FITZGERALD

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 R. FITZGERALD AND GAYLE A. FITZGERALD, husband and wife, 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 and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

IMPRESS
SEAL
HERE

Given under my hand and official seal this 16th day of September, 1999.



Teresa A. Quinlan
NOTARY PUBLIC

This instrument was prepared by: Joel H. Feldman, Hopkins & Sutter, Suite 4300, Three First National Plaza, Chicago, IL 60602 and after recording should be returned to: Catherine A. Redinbo, Gardner, Carton and Douglas, 321 N. Clark Street, Suite 3400, Chicago, IL 60610.
oe box 128

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EXHIBIT A

LEGAL DESCRIPTION

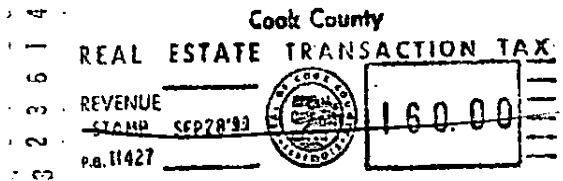
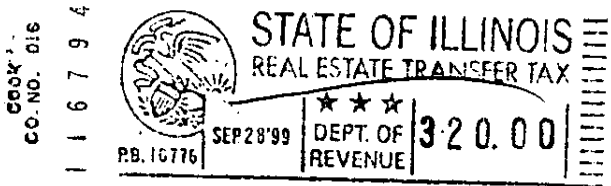
LOT 19 IN BLOCK 8 IN LA GRANGE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 & A PART OF THE NORTHWEST 1/4 LYING SOUTH OF CHICAGO, BURLINGTON & QUINCY R.R. IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-04-19-008-0000

ADDRESS: 329 S. Kensington
LaGrange, Illinois 60525

PERMITTED EXCEPTIONS

Subject only to the following: covenants, conditions and restrictions of record and public and utility easements provided the same are not violated by the present use of the property or the location of the improvements thereon; general real estate taxes not yet due and payable; special taxes or assessments not yet due and payable, if any; acts done or suffered by or through Purchaser.





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CHICAGO TITLE INSURANCE COMPANY

STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

Commitment No. 7836315 Loan No. _____

Date September, 1999

To the best knowledge and belief of the undersigned, the following is hereby certified with respect to the land described in the above commitment.

1. That, except as noted at the end of this paragraph, within the last six (6) months a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; b) nor have any goods, chattels, machinery, apparatus or equipment been attached to the land or building(s) thereon, as fixtures; c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereof; d) nor have any notices of lien been received, except the following, if any: None

2. That all management fees, if any, are fully paid, except the following: None

3. That there are no unrecorded security agreements, leases, financing statements, chattel mortgages or conditional sales agreements in respect to any appliances, equipment or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any: None

4. That there are no unrecorded contracts or options to purchase the land, except the following, if any: None

5. That there are no unrecorded leases, easements or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any: None

6. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited, and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgee thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

7. That, I/we am/are the purchaser(s) or mortgagor(s) of land improved with a residential dwelling not exceeding four units, and no current survey or mortgagee's inspection report has been furnished to or is available to me/us. (Delete statement if not applicable.)

The undersigned makes the above statement for the purpose of inducing Chicago Title Insurance Company to issue its owners or loan policy pursuant to the above commitment.

Thomas R. Fitzgerald (Seal)
THOMAS R. FITZGERALD
Sayle A. Fitzgerald (Seal)
SAYLE A. FITZGERALD

Joseph P. O'Connell, Jr. (Seal)
JOSEPH P. O'CONNELL, JR.
Katherine N. O'Connell (Seal)
KATHERINE N. O'CONNELL

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____ . You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated _____ Signature _____

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