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00653795

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2000-08-24 10:31:52
Cook County Recorder 25.50

WARRANTY DEED

Illinois Statutory
(Individual to Individual)



THE GRANTOR, **CARYL MIZRAHI**, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and NO/100 DOLLARS (\$10.00), CONVEY and WARRANT to **RICHARD PERETZ**, of the Village of Palos Heights, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

THE SOUTH 21.8 FEET (EXCEPT THE WEST 2215.5 FEET THEREOF) IN BLOCK 1 IN GEORGE W. JOHNSON'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY (EXCEPT THEREFROM THE EAST 660.5 FEET OF THE WEST 1321 FEET OF THE SOUTH 500.6 FEET THEREOF AND ALSO THAT PART OF THE NORTH 214 FEET LYING EAST OF THE WEST 1853 FEET THEREOF) ALSO, THE WEST 64 FEET OF THE NORTH 214 FEET AND THAT PART LYING EAST OF THE WEST 64 FEET (EXCEPT THE NORTH 115 FEET) OF THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 AFORESAID, AT A POINT 2215.5 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH 1/2 THENCE SOUTH 214 FEET, THENCE EAST 222.5 FEET MORE OR LESS TO THE WEST LINE OF VINCENNES ROAD, THENCE NORTHEASTERLY ALONG THE WESTERN LINE OF SAID ROAD 229.5 FEET MORE OR LESS, THENCE WEST 305.5 FEET MORE OR LESS TO THE PLACE OF BEGINNING, EXCEPTING AND RESERVING THEREFROM 14 FEET ON THE NORTH SIDE THEREOF FOR ALLEY, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT IS SUBJECT TO: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

PERMANENT PROPERTY INDEX NO. 29-31-117-039
PROPERTY ADDRESS: 17714 Dixie Highway, Homewood, Illinois 60430

hereby 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.

DATED this 8th of March, 2000

(SEAL)

CARYL MIZRAHI

P.N.T.N.

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Exempt under the provisions of 25 ILCS 300/1-2
Paragraph (e), Local Finance Tax Act

Agency _____ State _____

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STATEMENT BY GRANTOR AND GRANTEE

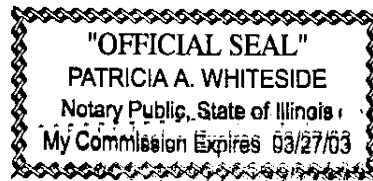
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 3-8, 2000.

Signature: *[Signature]* **00653795** Page 3 of 3
Grantor or Agent

SUBSCRIBED AND SWORN to before me
this 8th day of March, 2000.

[Signature]
NOTARY PUBLIC



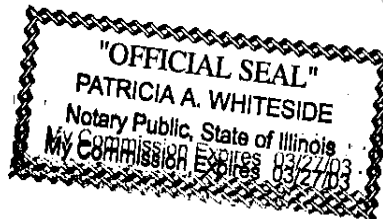
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 3-8, 2000

Signature: *[Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN to before me
this 8th day of March, 2000.

[Signature]
NOTARY PUBLIC



Attorney
Date

Exempt under the provisions of 35 ILCS 200/31-45, paragraph (c), Real Estate Transfer Tax Act.

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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Witness

Date

Revised (4) 1997 Cook County Clerk's Office
Printed under the direction of the Clerk of Cook County