

WARRANTY DEED
(Individual to Individual)

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2000-01-27 10:48:14
Cook County Recorder 23.50



(The above space for Recorder's Use Only)

THE GRANTOR, **Mark J. Sipich, married to Kellie A. Sipich, his wife**, of 8333 County Line Road, Hinsdale, Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid and other good and valuable consideration, **CONVEYS AND WARRANTS TO Marianne Fabiano, single and never been married**, of 2630 S. Shields, Chicago, Illinois, in fee simple, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 36 IN ALBERT CRANE'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 2 IN UNITED STATES BANK ADDITION, TO CHICAGO IN WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. No.: 17-28-401-015-0000
Commonly known as: 2623 S. Shields, Chicago, Illinois 60616

Subject to: general real estate taxes accrued, but not yet payable at the time of closing; special assessments confirmed after date of contract; building set-back lines and use of occupancy restrictions; covenants, conditions and restrictions of record provided they are not violated nor contain a reverter of the right of re-entry; zoning laws and ordinances; easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds; and, drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

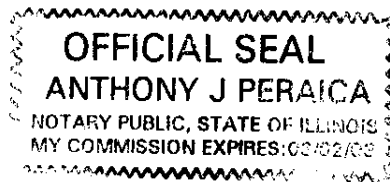
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 18th day of January, 2000.

FATIC AC 197210 1081

Mark J. Sipich



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
219425 \$975.00
01/25/2000 09:23 Batch 07234 2



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State of Illinois, County of Cook, ss

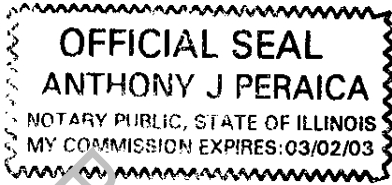
00070631

I, Anthony Peraica

Notary Public in and for the county of Cook and State aforesaid, **DO HEREBY**

CERTIFY that Mark J. Sipich is personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of JANUARY, 1999 2000



Notary Public

This instrument was prepared by Anthony J. Peraica, Attorney at Law, 3339 S. Halsted Street, Chicago, Illinois, 60608

Send subsequent tax bills to:

Marianne Fabiano
2623 S. Shields
Chicago, Illinois 60616

Address of Property:

2623 S. Shields
Chicago, Illinois 60616

Mail to: Dean Papadakis, Attorney at Law, 100 N. LaSalle Street, Suite 2215, Chicago, Illinois 60602

