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2390/0118 90 001 Page 1 of 3
2001-05-23 12:13:37
Cook County Recorder 25.50

WARRANTY DEED
ILLINOIS STATUTORY



THE GRANTORS Philip F. Talamonti and Christine M. Talamonti, Husband and wife, of the Village of Woodlands, County of Montgomery, and State of Texas, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, CONVEY and WARRANT to the GRANTEES, George W. Rizzo and Yolanda Rizzo, 14633 Millard, Midlothian, Illinois 60609, not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

The South 50 feet of Lot 24 in W.K. Core's Subdivision of that part of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, lying East of the Illinois Central Railroad, in Cook County, Illinois

Permanent Index No. 29-31-206-013 Common Address: 17818 Highland Avenue Homewood, Illinois

SUBJECT TO: (a) General real estate taxes for the year 1995; (b) Building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) Zoning laws and ordinances which conform to the present usage of the premises; (d) Public and utility easements which serve the premises; (e) Public roads and highways, if any.

HEREBY RELEASING AND WAIVING all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Philip F. Talamonti

Christine M. Talamonti

THIS DEED EXEMPT FROM TRANSFER TAXATION PURSUANT TO 35 ILCS 200/31-45(d) (2001).

EXEMPTION CLAIMED BY:

James A. Larson

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STATE OF TEXAS

COUNTY OF Montgomery §§

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Philip F. Talamonti and Christine M. Talamonti, personally known to me to be the same persons who subscribed to the foregoing instrument, personally 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, including the waiver of the right of homestead.

Given under my official seal, this 18th day of May, 2001.



Reta Grohman
Notary Public

Prepared by: James A. Larson, Esq.
Larson & Nierling
11 S. LaSalle - Suite 2500
Chicago, Illinois 60603

Mail to: James A. Larson, Esq.
Larson & Nierling
11 S. LaSalle - Suite 2500
Chicago, Illinois 60603

Send Tax Bills to: George W. Rizzo
17818 Highland Avenue
Homewood, Illinois 60430

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

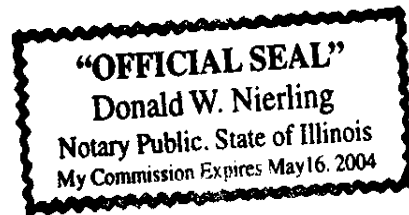
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: May 23, 2001

Signature James A. Larson
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID JAMES A. LARSON
THIS 23rd DAY OF MAY, 2001.

Donald W. Nierling
Notary Public



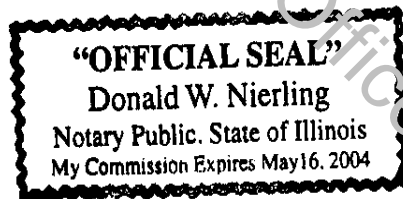
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 23, 2001

Signature James A. Larson
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID JAMES A. LARSON
THIS 23rd DAY OF MAY, 2001.

Donald W. Nierling
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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