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0030023096

GEORGE E. COLE®
LEGAL FORMS

No. 810 REC
April 2000

4322/0120 40 001 Page 1 of 3
2003-01-06 16:28:23
Cook County Recorder 28.50



**WARRANTY DEED
Joint Tenancy
Statutory (Illinois)
(Individual to Individual)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S)

JAMES A. SANDERS

of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,

CONVEY(S) _____ and WAFRANTS(S) _____ to
JAMES A. SANDERS, 10049 South Forest Avenue, Chicago, Illinois 60628 and
CARMEN R. SANDERS, his daughter, 8635 South Colfax Avenue, Chicago, Illinois 60617

(Names and Address of Grantees)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 357 in Frederick H. Bartlett's Greater Chicago Subdivision No. 1, being a subdivision of the East half of the South West quarter of Section 10, Township 37 North, Range 14, East of the Third Principal Meridian, and all that part of the South East quarter of Section 10 lying West of and adjoining the Illinois Central Railroad right of way (except therefrom the North 33.277 acres thereof, in Cook County, Illinois, 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 not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 25-10-313-017-0000

Address(es) of Real Estate: 10049 South Forest Avenue, Chicago, Illinois 60628

DATED this: 4th day of January 2003

Please
print or
type name(s)
below
signature(s)

(SEAL) James A. Sanders (SEAL)

James A. Sanders

(SEAL) _____ (SEAL)

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

JAMES A. SANDERS
personally known to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that h e 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.

IMPRESS
SEAL
HERE

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Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County

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City of Chicago
Dept. of Revenue
297287
01/06/2003 16:32 Batch 05318 148



Real Estate
Transfer Stamp
\$0.00

Give under my hand and official seal, this 4th day of JAN 2003

Commission expires CAROLYN L. CRANE 20
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/19/2006

Carolyn L. Crane
NOTARY PUBLIC

This instrument was prepared by Garmen R. SANDERS 8635 S. COLFAX Chgo 60617
(Name and Address)

Garmen R. Sanders
(Name)
MAIL TO: 8635 South Colfax Avenue
(Address)
Chicago, Illinois 60617
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
James A. Sanders
(Name)
10049 South Forest Avenue
(Address)
Chicago, Illinois 60628
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

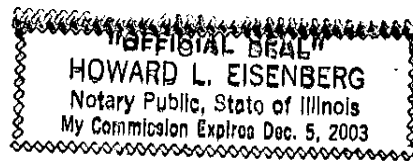
STATEMENT BY GRANTOR AND GRANTEE

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 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 January 6, 2003

Signature: Carmen R Sanders
Grantor or Agent

Subscribed and sworn to before me by the said Carmen Sanders this 6 day of January, 2003
Notary Public Howard L. Eisenberg

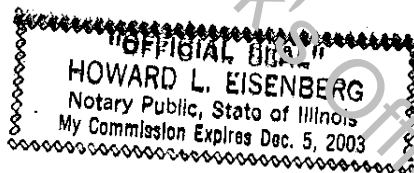


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 6, 2003

Signature: Carmen R Sanders
Grantee or Agent

Subscribed and sworn to before me by the said Carmen Sanders this 6 day of January, 2003
Notary Public Howard L. Eisenberg



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.

(Attached 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 Tax Act.)

Revised 10/02-cp



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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