INOFFICIAL C

WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual) THE GRANTOR(S)

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 06/02/2003 12:00 PM Pg: 1 of 2

**CHARLES H. DAKTER and DENISE** A. DAKTER, fka Denise A. DeMarco, his wife, of the City of Oak Forest, County of Cook, State of Illinois, for and in consideration of TEN & NO/100 (\$10.00) DOLLARS, and good and valuable

consideration in hand paid, CONVEY and

WARRANT to

STEPHEN J. NICKENZIE and KATHLEEN J. MCKENZIE 4624 S. EMERA'D AVE. CHICAGO, IL 60609

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 vit. (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homest and Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in JOINT TENANCY forever. SUBJECT TO: See reverse side.

Permanent Index Number (PIN): 20-04-316-324-900

Address(es) of Real Estate:

532 W. 45th STREET, CHICAGO, IL 60609

DATED this 30th day of April, 2003

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the DO HEREBY CERTIFY that CHARLES H. DAKTER and State aforesaid,

DENISE A. DAKTER, fka Denise A. Denarco, his wife, personally known to me to be the same persons whose names subscribed to the foregoing instrument, 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 release and waiver of the right of homestead.

Given under my hand and official seal this 30th day of April, 2003 Lullu

This instrument was prepared by:

Robert J. Clifford Attorney at Law 7021 W. 153rd St., Ste. 1 Orland Park, IL 60462 (708) 687-0693)

BOX 333-CTI

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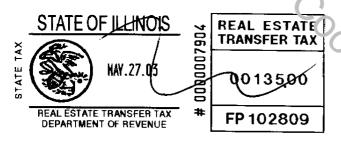
## **UNOFFICIAL COPY**

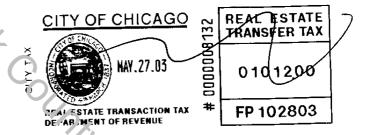
## LEGAL DESCRIPTION

of premises commonly known as: 532 W. 45th STREET, CHICAGO, IL 60609

LOT 35 JOHN D. SCULLY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MAP OF WHICH SUBDIVISION WAS RECORDED JUNE 4, 1866 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 22 OF PLATS PAGE 45.

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) building lines and building laws and ordinances, (c) zoning laws and ordinances, but only if the present use of the property is in compliance the evith or is a legal non-conforming use; (d) visible public roads and highways; (e) easements for public utilities which do not underlie the improvements on the property; (f) other covenants and restrictions of record which are not violated by the existing improvements upon the property; (g) party wall rights and agreements; (h) existing leases or tenancies, if any.





MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
STEPHEN J. McKENZIE  Name	STEPHEN J. McKENZIE  Name
4624 S. EMERALD AVE. Address	4624 S. EMERALD AVE Address
CHICAGO, IL 60609  City, State and Zip	CHICAGO, IL 60609  City, State and Zip

RECORDERS OFFICE BOX NO.

or

