



0315335293

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

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

**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. McKENZIE and KATHLEEN J. McKENZIE**  
**4624 S. EMERALD AVE.**  
**CHICAGO, IL 60609**

2

UDOR TITLE INSURANCE

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: (See reverse side for legal description.) 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. **SUBJECT TO:** See reverse side.

Permanent Index Number (PIN): 20-04-316-324-000

Address(es) of Real Estate: 532 W. 45th STREET, CHICAGO, IL 60609

DATED this 30th day of April, 2003

*Charles H. Dakter*  
CHARLES H. DAKTER

*Denise A. Dakter fka Denise A. DeMarco*  
DENISE A. DAKTER, fka Denise A. DeMarco

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 **CHARLES H. DAKTER and DENISE A. DAKTER, fka Denise A. DeMarco, 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

*Robert J. Clifford*  
Notary Public

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-CT1

# 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 1/2 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 therewith 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.

STATE TAX

**STATE OF ILLINOIS**

MAY.27.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007904

|                                 |
|---------------------------------|
| <b>REAL ESTATE TRANSFER TAX</b> |
| 00135.00                        |
| FP 102809                       |

CITY TAX

**CITY OF CHICAGO**

MAY.27.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000008132

|                                 |
|---------------------------------|
| <b>REAL ESTATE TRANSFER TAX</b> |
| 01012.00                        |
| FP 102803                       |

**MAIL TO:**

STEPHEN J. McKENZIE  
Name

4624 S. EMERALD AVE.  
Address

CHICAGO, IL 60609  
City, State and Zip

**SEND SUBSEQUENT TAX BILLS TO:**

STEPHEN J. McKENZIE  
Name

4624 S. EMERALD AVE  
Address

CHICAGO, IL 60609  
City, State and Zip

or RECORDERS OFFICE BOX NO. \_\_\_\_\_

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX

MAY.27.03

REVENUE STAMP

# 0000007857

|                                 |
|---------------------------------|
| <b>REAL ESTATE TRANSFER TAX</b> |
| 00067.50                        |
| FP326707                        |