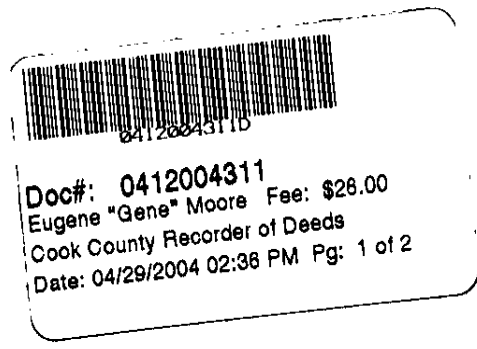


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1/1
TM138332/0401303

WARRANTY DEED

Joint Tenancy



THE GRANTORS, STANLEY MIKA AND ELIZABETH MIKA, HUSBAND AND WIFE, of the City of MT. PROSPECT, County of COOK, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, CONVEY and WARRANT to

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1920
CHICAGO, IL 60602

JACK ZINGERMAN AND ASYA ZINGERMAN

not in tenancy in common, but in JOINT TENANCY the following described Real estate situated in the County of COOK, State of Illinois, to wit:

LOT 23 IN BLOCK 5 IN GROSS MILWAUKEE AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

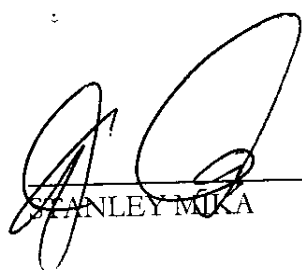
PIN: 13-22-114-004

COMMONLY KNOWN AS: 3717 N. CICERO, CHICAGO, IL 60641

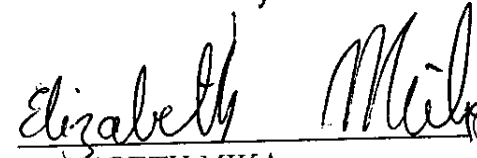
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, if any; and general taxes for 2003 and subsequent years, including taxes that may accrue by reason of new or additional improvements during the year 2003.

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.

DATED this 12 day of April, 2004.



STANLEY MIKA (SEAL)



ELIZABETH MIKA (SEAL)

329344
HEC
692C

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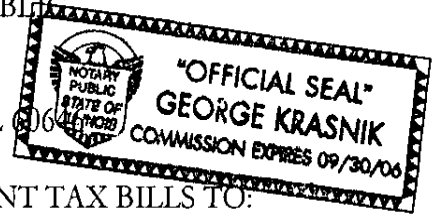
State of Illinois, County of KANE ss. I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STANLEY MIKA AND ELIZABETH MIKA, HUSBAND AND WIFE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared 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 12 day of April, 2004.

Commission expires _____, 20____

NOTARY PUBLIC

Prepared by George Krasnik, 5710 N. Northwest Highway, Chicago, IL 60646



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

JEROME FELDMAN
226 South Wabash, Suite 601
Chicago, Illinois 60604
312-726-5190

JACK ZINGGERMAN
to A-Z SALES, INC

3717 NORTH CICERO AVE
CHI, ILL 60641

Recorder's Office Box No. _____



COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 22. 04

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00136.00
FP 102810

000007757

STATE TAX

STATE OF ILLINOIS

APR. 22. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00272.00
FP 102804

000004760

CITY TAX

CITY OF CHICAGO

APR. 22. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02040.00
FP 102807

000009199