

UNOFFICIAL COPY



Doc#: 0422644001
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/13/2004 07:16 AM Pg: 1 of 2

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WARRANTY DEED

Mail to:

Christopher Lentz
2506 N. Clark #372
Chicago IL 60614

Name & Address of Taxpayer:

Tom Van Dixhorn
2020 Lincoln Park West
Unit 27-J
Chicago, IL 60614

THE GRANTOR, Philip Garoon, a widower not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and xx/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS TO Thomas J. Van Dixhorn and David John Van Dixhorn, of the City of Chicago, County of Cook, State of Illinois, as tenants in common, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 1, 2, AND 3 (EXCEPT THE NORTH 12.00 FEET OF LOT 3) IN BLOCK 6 AND LOT 5 IN BLOCK 9 AND THE 2-FOOT ALLEY BETWEEN SAID BLOCKS 6 AND 9 ALL IN DELAVAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Numbers: 17-04-331-002; 17-04-331-046.
Property Address: 825 North Hudson, Chicago, Illinois, 60611.

Dated this 15 day of July, 2004.

Philip Garoon
Philip Garoon

* with an undivided 62.5 % interest as to Thomas J. Van Dixhorn and an undivided 37.5 % interest as to David John Van Dixhorn.

BOX 333-LP

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STATE OF ILLINOIS)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Philip Garoon, 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 he signed, sealed and delivered the 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.

Given under my hand and official this 15 day of July, 2004.

Lucille Rae Glassman

Notary Public
My commission expires: 08/13/07



NAME AND ADDRESS OF PREPARER:
Lisa Garoon
3900 North Rockwell Street
Chicago, IL 60618

