



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS
STATUTORY



04232450740

Doc#: 0423245074
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 08/19/2004 10:05 AM Pg: 1 of 5

10/2
[Handwritten scribbles]

BOX 158

THE GRANTOR, ISABEL G. PRATT, a single person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, in hand paid, CONVEYS and WARRANTS to WAYNE OESTREICHER and JOAN G. OESTREICHER, husband and wife (GRANTEE'S ADDRESS) 2641 N. Albany Chicago, Illinois of the County of Cook, not as joint tenants in common but as joint tenants all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

SUBJECT TO: General real estate taxes for the year 2005 and subsequent years, covenants, conditions and restrictions of record, public and utility easements, existing leases and tenancies, special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, and acts done or caused by the grantees;

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 as husband and wife, not as joint tenants in common but as joint tenants forever.

Permanent Real Estate Index Number(s): 13-25-310-002-0000

Address of Real Estate: 2647 N. Albany, Chicago, Illinois 60647

Dated this 13th day of August, 2004.

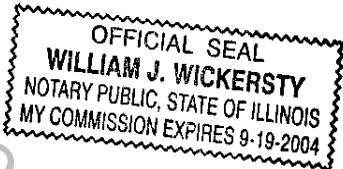
Isabel G. Pratt by [Signature]
ISABEL G. PRATT
~~AS POWER OF ATTORNEY~~ *IN FACT UNDER POWER OF ATTORNEY dated October 15, 1990.*

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, ^{by July 1st Wicker at 11:00 am, 1st} a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Isabel G. Pratt 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 she signed, sealed and delivered the said instrument as her 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 13th day August, 2004.



William J. Wickersty (Notary Public)

Property of Cook County Clerk's Office

Prepared By: William J. Wickersty
Landon & Wickersty, Ltd.
77 West Washington Street
Suite 1119
Chicago, Illinois 60602

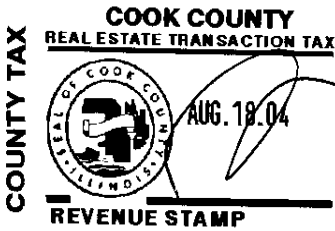
Mail To: ~~John J. Zachara~~ *WAYNE OESTREICHER*
~~39 S. LaSalle Street, Suite 500~~ *2641 N ALBANY*
~~Chicago, Illinois 60603~~ *CHICAGO, IL 60647*

Name & Address of Taxpayer:
Wayne Oestreicher
2641 N. Albany
Chicago, Illinois 60647

City of Chicago
Dept. of Revenue
349366
08/18/2004 09:06 Batch 07278 25

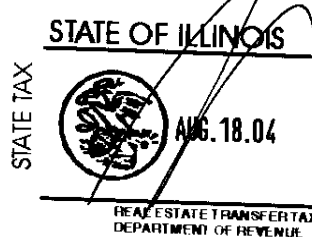


Real Estate
Transfer Stamp
\$1,800.00



REAL ESTATE TRANSFER TAX
00120.00
FP326670

0000187637



REAL ESTATE TRANSFER TAX
00240.00
FP326669

0000068903

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Exhibit "A" Legal Description

LOT 2 IN BLOCK 2 IN POWELL'S SUBDIVISION OF WEST HALF OF THE EAST HALF OF NORTHWEST CORNER OF SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. 13-25-310-002-0000

COMMON ADDRESS: 2647 N. Albany, Chicago, Illinois 60647

Property of Cook County Clerk's Office

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Website: www.matc.com



EMAIL: title@matc.com

Arlington Heights 1216 E Central Rd 847-577-1500 / Chicago 33 N Dearborn St 312-833-1191 / Chicago 4708 N Milwaukee Ave 773-794-1888
Crystal Lake 149 N Virginia St 815-455-2500 / Homewood 900 Ridge Rd 708-957-7888 / Libertyville 1641 N Milwaukee Ave 847-367-3400
Palos Hills 2800 S Rubens Rd 708-998-6500 / Waukegan 222 N County St 847-249-1200 / Wheaton 371 S County Farm Rd 630-690-9500

JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF } SS

ORDER NO.: 349096A
DATE: August 17, 2004
DECEDENT: Merritt C. Pratt

Isabel Pratt

states that the affiant resides at P.O. Box 726, Carbondale, CO 81623 hereinafter referred to as the affiant deposes and swears that the decedent resided at Carbondale, Colorado in the City of Carbondale, Colorado

That the decedent at the time of his/her death was one of the owners of the property in Carbondale County, Illinois, legally described as follows:

See legal description attached hereto as Exhibit A

or described in above order number

349096A

That said decedent died on July 28, 1990 leaving no / a last will and testament; That the total value of the estate of said decedent including his/her taxable interest in the above real estate is \$ 80,000.00

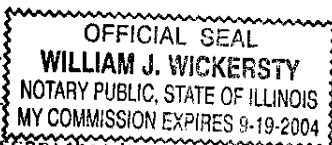
That the Illinois Inheritance Tax and the Federal Estate Tax, if any was due from the decedent's estate, has been paid in full;

That if the decedent had a will it was not a joint and mutual will, nor was the survivor of the joint tenant allowed under said will to elect to take any property in lieu of the joint tenancy property.

If affiant was the spouse of the decedent, affiant states that they were never divorced in any state or country.

That the affiant makes this affidavit to induce MID AMERICA TITLE COMPANY to issue a Policy of Title Insurance on the above described property.

SUBSCRIBED AND SWORN TO before me this 17th day of August, 2004 a Notary Public in and for said State and County



Signature of Isabel C. Pratt by Judy Pratt Welch
Attorney in fact Isabel C. Pratt by Judy Pratt Welch dated Oct 15, 1990
Isabel Pratt by Judy Pratt Welch attorney in fact under Power of Attorney dated October 15, 1990.

NOTE: If the decedent left a will it will be necessary that the original or a certified copy thereof be presented to us for inspection. A death certificate together with evidence of payment of death taxes, if any, should accompany this affidavit.

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DEPARTMENT OF HEALTH CITY OF CHICAGO

STATE OF ILLINOIS

MEDICAL CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO. 16.10 REGISTERED NUMBER

STATE FBI NUMBER

614211

JUL 30 1990

STATE OF ILLINOIS COUNTY OF COOK CITY OF CHICAGO

JAMES W. MASTERSON, M.P.H., ACTING LOCAL REGISTRAR OF VITAL STATISTICS OF THE CITY OF CHICAGO, DO HEREBY CERTIFY THAT I AM THE KEEPER OF THE RECORDS OF BIRTHS, STILLBIRTHS AND DEATHS OF THE CITY OF CHICAGO BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF CHICAGO, THAT THE ACCOMPANYING CERTIFICATE ON THIS SHEET IS A TRUE COPY AS A RECORD KEPT BY ME IN PURSUANCE OF SAID LAWS AND ORDINANCES

THIS CERTIFIED COPY VALID WHEN MULTICOLOR SEAL AND BLUE SIGNATURE ARE AFFIXED

Form containing fields for DECEASED NAME (Merritt), DATE OF DEATH (July 28, 1990), SEX (Male), DATE OF BIRTH (August 26, 1897), HOSPITAL (Northwestern Memorial Hospital), USUAL OCCUPATION (Civil Service), FATHER (Charles Pratt), MOTHER (Frances Records), RELATIONSHIP (Medical Records), DEATH CAUSE (Congestive Heart Failure), and SIGNATURE (Mary Beth McMenamin).

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