

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0423920058
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/26/2004 11:10 AM Pg: 1 of 2

1329532/1

THE GRANTOR: **JOSEPHINE ANASTASIA**, a widow, of 2255 Grove Street, Blue Island, Illinois 60406, for and consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS TO: **MICHAEL E. GIEMAN and LAUREN A. GIEMAN**, husband and wife, of 2517 Orchard Street, Blue Island, Illinois 60406

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 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: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; and (f) party wall rights and agreements, if any.

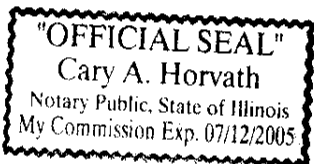
Permanent Index Number(PIN): 25-31-310-006

Address of Real Estate: 2255 Grove Street, Blue Island, Illinois. 60406

Dated this 28th day of July, 2004

Josephine Anastasia
JOSEPHINE ANASTASIA

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:



JOSEPHINE ANASTASIA: is 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 seal, this 28th day of July, 2004

Cary A. Horvath
Notary Public

Commission Expires July 12, 2005

Prepared by: Cary A. Horvath, 2410 Prairie, Blue Island, Ill. 60406

ATGF, INC.

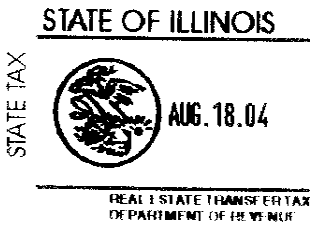
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LEGAL DESCRIPTION

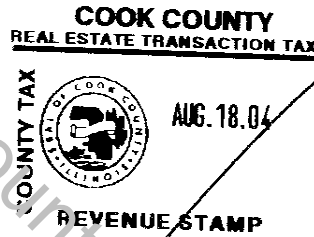
of the premises commonly known as 2255 Grove Street, Blue Island, Illinois 60406:

LOT 1 IN BLOCK 20 IN BLUE ISLAND (FORMERLY PORTLAND) IN SECTION 31,
TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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|--------------|--------------------------|
| # 0000059170 | REAL ESTATE TRANSFER TAX |
| | 0018000 |
| | FP326652 |



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|-------------|--------------------------|
| # 000000717 | REAL ESTATE TRANSFER TAX |
| | 0009000 |
| | FP326652 |

Mail to:

LOWELL L. LADEWIG
5600 W. 127TH ST.
CRESTWOOD, IL 60445

Subsequent Tax Bills:

MICHAEL E. GIERMAN
2517 ORCHARD STREET
BLUE ISLAND, ILLINOIS 60406