

UNOFFICIAL COPY

**WARRANTY DEED**  
**Joint Tenancy—Statutory**  
**(ILLINOIS)**  
**(Individual to Individual)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



Doc#: 0429539005  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 10/21/2004 09:08 AM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

JAMES C. NAWROCKI and  
DARLENE J. NAWROCKI, his  
wife of 211 Southcote Road

(The Above Space For Recorder's Use Only)

of the \_\_\_\_\_ Village \_\_\_\_\_ of \_\_\_\_\_ Riverside \_\_\_\_\_ County  
of \_\_\_\_\_ Cook \_\_\_\_\_, State of Illinois \_\_\_\_\_  
for and in consideration of ~~---Ten and no/100-DOLLARS, xx~~  
in hand paid, CONVEY \_\_\_\_\_ and WARRANT \_\_\_\_\_ to

ANTHONY W. PECELUNAS and PHYLISS PECELUNAS  
husband and wife  
223 Southcote Road, Riverside, IL 60546

(NAME AND ADDRESS OF GRANTEE(S))

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: General taxes for 2004  
and subsequent years and

This conveyance is exempt from transfer taxes pursuant to Paragraph 4(e)  
State and County Real Estate Transfer Tax Acts. *Proportionate Act*

Permanent Index Number (PIN): 15-25-311-031-0000 (includes other property)

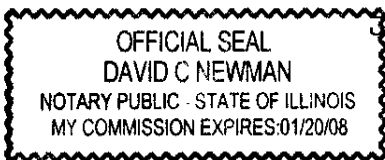
Address(es) of Real Estate: 223 Southcote Road, Riverside, IL (25' rear yard)

DATED this 18th day of October 2004

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

(SEAL) *James C. Nawrocki* (SEAL)  
JAMES C. NAWROCKI  
(SEAL) *Darlene J. Nawrocki* (SEAL)  
DARLENE J. NAWROCKI

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



IMPRESS SEAL HERE

JAMES C. NAWROCKI and DARLENE J. NAWROCKI, his wife  
personally known to me to be the same person\_s whose name\_s 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 18th day of October 2004

Commission expires Jan. 20, 2008 *David C. Newman*  
NOTARY PUBLIC

This instrument was prepared by David C. Newman-1 Riverside Road #3C, Riverside, IL  
(NAME AND ADDRESS) 60546

SEE REVERSE SIDE ►

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 223 Southcote Road  
Riverside, IL 60546 (25' rear yard)

The Easterly 50 feet of the Northerly 25 feet of Lot 1284 in Block 33 in the Third Division of Riverside, in Section 25, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { DAVID C. NEWMAN  
(Name)  
1 RIVERSIDE REAR YARD  
(Address)  
RIVERSIDE IL 60546  
(City, State and Zip)

Anthony W. Pecelunas  
(Name)  
223 Southcote Road  
(Address)  
Riverside, IL 60546  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE  
(55 ILCS 5/3 5020 B)

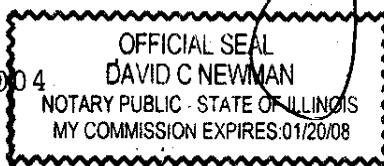
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 18, 2004

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said James Nawrocki this 18 day of October, 2004  
Notary Public



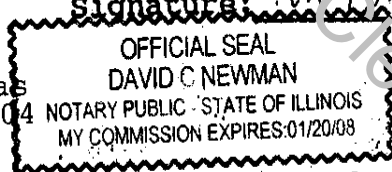
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 18, 2004

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said Anthony Pecelunas this 18 day of October, 2004  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS