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Doc#: 0436435093
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/29/2004 08:59 AM Pg: 1 of 2

WARRANTY DEED
(ILLINOIS)

(Warranty Deed-Tenancy by the Entirety)
(Individual to Individual)

THE GRANTORS, JAMES MADIGAN and MARGARET G. C. MADIGAN, ^{husband and wife,} presently residing at 640 S. Lyman Avenue, Oak Park, Cook County, Illinois 60304, in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to LEE ALAN LERNER and MARCI L. LERNER, husband and wife, presently residing at 2326 N. Lincoln Park West-#2B, Chicago, Illinois 60614, not as tenants in common and not as joint tenants but as TENANTS BY THE ENTIRETY all interest in the following described real estate situated in Cook County, Illinois, to wit:

LOT 13 IN BLOCK 2 IN HENRIKSEN BROTHER'S LYMAN AVENUE SUBDIVISION BEING A RESUBDIVISION OF LOTS 1 TO 46 INCLUSIVE OF IRA M. COBE'S SUBDIVISION OF THE WEST 1/2 OF LOT 3 AND ALL OF LOT 4 IN HENRY C. WILSON'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 10 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 337 FEET THEREOF) IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General taxes for 2004 and subsequent years; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; public and utility easements of record; and covenants, conditions and restrictions of record, none of which provide for reverter, nor prohibit present use of property.

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 as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY.

Permanent real estate index number: 16-17-114-013-0000 Volume 143
Address of the Real Estate: 640 S. Lyman Avenue, Oak Park, Illinois 60304

DATED this 16th day of December, 2004.

James Madigan (SEAL)
James Madigan

Margaret G.C. Madigan (SEAL)
Margaret G. C. Madigan

Box 334

Madigan
625 9077
NORBERT
C.D.

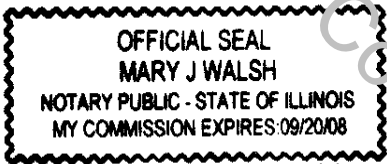
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State of Illinois) SS
County of Cook)

I, the undersigned a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James Madigan and Margaret G. C. Madigan, 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 16th day of December, 2004.

Commission expires 09/22/08, Mary J. Walsh
NOTARY PUBLIC



This instrument was prepared by Mary J. Walsh, 827 Linden Avenue, Oak Park, Illinois 60302

MAIL TO:
Ms. Judy L. DeAngelis
Law Offices of Judy L. DeAngelis
767 Walton Lane
Grayslake, Illinois 60030

SEND SUBSEQUENT TAX BILLS TO:
Lee Alan Lerner and Marci L. Lerner
640 S. Lyman Avenue
Oak Park, Illinois 60304



DEC. 14. 04

