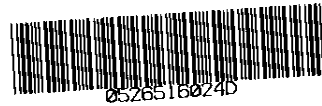


UNOFFICIAL COPY

GEORGE E. COLE® No. 221 REC
LEGAL FORMS February 1996



Doc#: 0526516024 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/22/2005 09:13 AM Pg: 1 of 3

WARRANTY DEED Joint Tenancy for Illinois

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.*

THIS AGREEMENT, made this 26^A day of August, 2005 between

Above Space for Recorder's use only

DALE K. SELLS & JO ANN SELLS as Tenants by the Entirety, of the Village of Lansing in the County of Cook and State of IL parties of the first part, and RAYMOND NOWICKI and LYDIA NOWICKI, 14745 Princeton Ave., Dolton, IL 60419 (Name and Address of Grantees)

parties of the second part, WITNESSETH That the parties of the first part, for and in consideration of the sum of Ten and 00/100 Dollars and other good & valuable considerations in hand paid, convey § and warrant § to the parties of the second part, ~~not~~ ^{not} in tenancy in common, ~~but~~ ^{not} in joint tenancy, the following described Real Estate, to wit: * but as tenants by the entirety

Legal description attached hereto

P.N.T.N.

situated in the County of Cook, in the State of Illinois, 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 the above granted premises unto the parties of the second part forever, not in tenancy in common, but in joint tenancy.

Permanent Real Estate Index Number(s): 30-31-413-025

Address(es) of Real Estate: 18339 Chicago Ave., Lansing, IL 60438

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Dale K. Sells (SEAL)
Dale K. Sells

JoAnn Sells (SEAL)
JoAnn Sells

Please print or type name(s) below signature(s)

____ (SEAL)

____ (SEAL)

This instrument was prepared by Thomas A. Gilley, 15525 South Park Ave., Suite 104, South Holland, IL 60473

(Name and Address)

Send subsequent tax bills to Raymond & Lydia Nowicki, 18339 Chicago Ave., Lansing, IL 60438

(Name and Address)

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

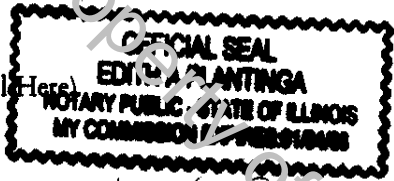
ss.

I, Edith A. Plantinga a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Dale K. Sells and JoAnn Sells, as Tenants by the Entirety

personally known to me to be the same person s whose name s 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 7th day of August 2005.

(Impress Seal Here)



Edith A. Plantinga
Notary Public

Commission expires 1-04-08

Cook County Clerk's Office

Box _____

Warranty Deed

JOINT TENANCY FOR ILLINOIS

TO

ADDRESS OF PROPERTY:

MAIL TO:

FRANK HAUEWSCHOLD, ATTY
17050 SOUTH PARK AVE, STE. A
South Holland, IL 60473

GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

LOT 2 IN SCHROEDER PARK ADDITION TO LANSING, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 4 ACRES, LYING NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, OF LOT 25 IN WINTERHOFF AND SCHULTZ ADDITION TO LANSING, BEING A SUBDIVISION OF THE WEST 30 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 31 (EXCEPT THE EAST 41.50 FEET THEREOF WHICH LIES IN "SCHULTZ HIGHLANDS" ADDITION TO LANSING) AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 178.0 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 279.98 FEET; THENCE BEARING NORTHEAST 70.53 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH 4 ACRES WHICH IS 188 FEET OF THE WEST LINE OF THE AFORESAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE WEST ALONG THE NORTH LINE OF SAID 4 ACRES, A DISTANCE OF 188.0 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 349.7 FEET TO THE POINT OF BEGINNING, CONTAINING 1.437 ACRES, TOGETHER WITH THE DEDICATION OF THE NORTH 30 FEET OF THE WEST 178 FEET OF THE NORTH 3 ACRES, LYING SOUTH OF THE EAST AND WEST CENTER LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31, OF LOT 25, IN WINTERHOFF AND SCHULTZ ADDITION TO LANSING, A SUBDIVISION OF THE WEST 30 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 31, CONTAINING 0.12 ACRES FOR THE USES AND PURPOSES OF A PUBLIC STREET TO BE KNOWN AS 184TH STREET, ALL IN COOK COUNTY, ILLINOIS.

18339 Chicago Ave., Lansing, IL 60438

P.I.N. 30-31-413-025

STATE TAX	STATE OF ILLINOIS	# 0000016253	REAL ESTATE TRANSFER TAX	COUNTY TAX	COOK COUNTY	# 0000016253	REAL ESTATE TRANSFER TAX	
	SEP.-8.05		00175.00		REAL ESTATE TRANSACTION TAX		SEP.-8.05	00087.50
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103021		REVENUE STAMP		FP 103025	