

213

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)



Doc#: 0600540097 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2006 11:25 AM Pg: 1 of 4

TICOR TITLE 578686

This space reserved for Recorder's use only.

THE GRANTORS HUSBAND AND WIFE Lilian M. Capetti and Raymond R. Lefebvre, of the City of Burlington, Racine County, State of Wisconsin, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

Lionel Chery and Marie Chery, a married couple
70 N. 6th St.
Wheeling, Illinois 60090

not as Tenants in Common, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Descriptions attached hereto as Exhibit "A".

SUBJECT TO: See Exhibit "B" attached hereto and made a part hereof

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.

Permanent Index Numbers: 10-25-213-025-0000

Address of Property: 1616 Mulford St. Evanston, Illinois, 60202

DATED this 7th day of December, 2005.

Lilian M. Capetti
Lilian M. Capetti

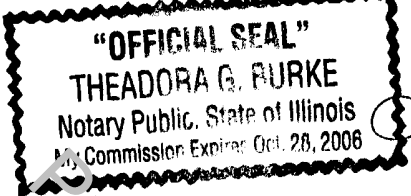
Raymond R. Lefebvre
Raymond R. Lefebvre

BOX 15

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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 Lilian M. Capetti and Raymond R. Lefebvre, 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 7th day of December, 2005.



Theadora G. Burke
Notary Public

This instrument was prepared by: Ivy D. Israel Esq.,
Marks, Marks and Kaplan Ltd.
55 West Monroe Street, Suite 3300
Chicago, IL 60603

Mail To: Lionel Jean-Baptiste
1900 Asbury
Evanston, IL 60201

Send Subsequent Tax Bills To: Lionel Chery and Marie Chery
1616 Mulford St.
Evanston, IL 60202

CITY OF EVANSTON 018127

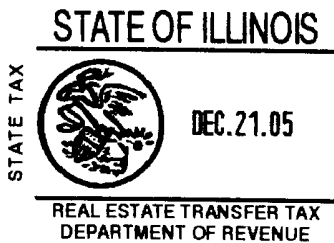
Real Estate Transfer Tax

City Clerk's Office

AMOUNT \$ 1,425.⁰⁰

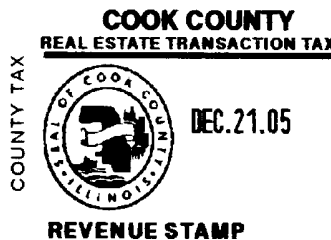
Agent *[Signature]*

PAID DEC 8 2005



REAL ESTATE TRANSFER TAX
00285.00
FP 102809

0000031770



REAL ESTATE TRANSFER TAX
0014250
FP326707

0000031670

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Exhibit "A"

LEGAL DESCRIPTION

LOT TWENTY (20) IN MULFORD GARDENS SUBDIVISION BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 27, 1952, AS DOCUMENT NUMBER 15470274.

PIN NO. 10-25-213-025-0000

PROPERTY ADDRESS: 1616 MULFORD ST., EVANSTON, ILLINOIS, 60202

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Exhibit "B"

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AS OF THE CLOSING DATE;
2. EASEMENT FOR UTILITIES PURPOSES OVER SOUTH 5 FEET OF ALL LOTS IN SUBDIVISION ACCORDING TO THE PLAT RECORDED OCTOBER 27, 1952 AS DOCUMENT 15470274.
3. GRANT FOR CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD COMPANY TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS OF THE RIGHT, PERMISSION AND AUTHORITY TO TRIM, FROM TIME TO TIME SUCH TREES, BUSHES AND SAPLINGS AS MAY BE REQUIRED FOR CONSTRUCTION AND EFFICIENT OPERATION OF ITS GAS MAINS EQUIPMENT AS DESCRIBED BY DEED DATED OCTOBER 17, 1952 AS DOCUMENT 15470271.

Property of Cook County Clerk's Office