



PREPARED BY:

Galanopoulos & Galgan
340 Butterfield Road, Suite 1A
Elmhurst, IL 60126

Doc#: 0700540095 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/05/2007 11:30 AM Pg: 1 of 3

MAIL TAX BILL TO:

Thomas Ryan
1618 North 77th Court
Elmwood Park, IL 60707

MAIL RECORDED DEED TO:

Mitchell Chapman
4343 N. Clarendon Ave
Chicago, IL 60613
*THOMAS RYAN
1618 N. 77TH CT.
ELMWOOD PARK, IL. 60707*

JOINT TENANCY WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Mark Paulson, married to Maria Paulson, of the City of Elmwood Park, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Thomas Ryan and Michael J Van Belle, of 4 Conant Street, Provincetown, MA 02657, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

THE SOUTH 2 FEET OF LOT 8 AND ALL OF LOT 9 AND 10 (EXCEPT THE SOUTH 22 FEET THEREOF) IN BLOCK 13 IN MILLS AND SONS 3RD ADDITION TO GREEN FIELDS A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT NORTH 174 FEET AND SOUTH 191 FEET) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-36-326-019
Property Address: 1618 North 77th Court, Elmwood Park, IL 60707

Subject, however, to the general taxes for the year of 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

Dated this 5th Day of December 2006

Mark Paulson
Mark Paulson
Maria Paulson
Maria Paulson

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mark Paulson and Maria Paulson, husband and wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Attorneys' Title Guaranty Fund, Inc
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

5191987610970
060194861615

3/1/07

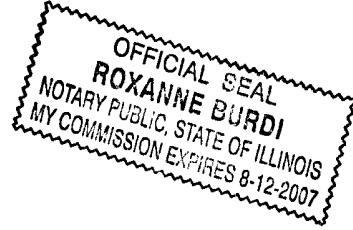
UNOFFICIAL COPY

Joint Tenancy Warranty Deed - *Continued*

Given under my hand and notarial seal, this

5th Day of December 2006
Roxanne Burdi
Notary Public
My commission expires: 8-12-07

Exempt under the provisions of paragraph _____



Village of Elmwood Park
Real Estate Transfer Stamp | 2375.00 | *12/06*
BK

STATE OF ILLINOIS

STATE TAX

JAN. - 3.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000015936

REAL ESTATE TRANSFER TAX
0047500
FP326652

COOK COUNTY
REAL ESTATE TRANSFER TAX

COUNTY TAX

JAN. - 3.07

REAL ESTATE TRANSFER TAX
REVENUE STAMP

0000030970

REAL ESTATE TRANSFER TAX
0023750
FP326665

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF IL)
COUNTY OF COOK) SS

Adelaida Escotto,
being duly sworn on oath, states that he/she
resides at 15 Wacker Drive Ste 2400
Chicago, IL 60601

and that the attached deed or lease is not in violation of the Illinois Plat Act for one of the following reasons (CIRCLE NUMBER BELOW THAT IS APPLICABLE TO ATTACHED DEED OR LEASE):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision, which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, provided also that this exemption does not validate any local requirements applicable to the subdivision of land.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of COOK County, Illinois, to accept the attached deed for recording.

Adelaida Escotto
Signature of Affiant

Subscribed and sworn to before me this
5th day of December, 2004
Day Month Year
Dawn M. Markunas
Notary Public

