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1998-12-04 11:25:12
Cook County Recorder 23.50

(H)

WARRANTY DEED



THE GRANTORS, JOHN M. RYAN and JOAN M. RYAN, husband and wife, of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of TEN & No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to JAMES D. WALTON and NADINE R. WALTON, husband and wife, of 1133 Edmer, Oak Park, Illinois

Property of Cook County Clerk

The above Space for Recorder's Use only

not in Joint Tenancy, and not in Tenancy in Common, but in TENANCY BY THE ENTIRETY, the following described Real Estate situated in County of Cook in the State of Illinois, to wit:

THE NORTH 75.1 FEET OF LOT 13 IN NORTH EAST AVENUE ADDITION TO OAK PARK, A SUBDIVISION IN THE NORTH EAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-06-228-013-0000
Address of Real Estate: 949 FAIR OAKS AVENUE, OAK PARK, ILLINOIS

112 98-18068
PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

SUBJECT TO: GENERAL TAXES FOR THE YEAR 1998 AND SUBSEQUENT YEARS, SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; BUILDING LINES AND BUILDING AND LIQUOR RESTRICTIONS OF RECORD; ZONING AND BUILDING ORDINANCES; ROADS AND HIGHWAYS, IF ANY; PRIVATE, PUBLIC, AND UTILITY EASEMENTS OF RECORD; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD (NONE OF WHICH PROVIDE FOR REVERTER) NOR PROHIBIT PRESENT USE OF PROPERTY, IF ANY, LEASES, IF ANY.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises not in tenancy in common, and not in joint tenancy, but in tenancy by the entirety forever.

DATED this 30th day of October, 1998.

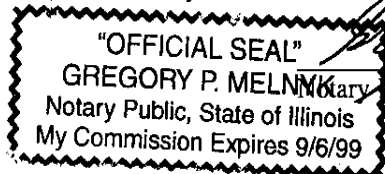
John M. Ryan

(SEAL)

Joan M. Ryan (SEAL)

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 JOHN M. RYAN and JOAN M. RYAN, husband and wife, 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 30th day of October, 1998.



Gregory P. Melnyk
Notary Public

This instrument was prepared by GREGORY P. MELNYK, 1111 South Boulevard, Oak Park, IL 60302

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

David E. Hoy

James and Nadine Walton

1100 W. Lake St., Ste. 245

1133 Edmer *949 Fair Oaks Avenue*

Oak Park, Illinois 60301

Oak Park, Illinois 60302

