

# UNOFFICIAL COPY

GEORGE E. COLE\*  
LEGAL FORMS

No 810  
July, 1967

### WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

*Henry R. Olson*  
12 AM 11 51

22 475 242

SEP-12-73 6 8 3 4 7 3 • 22475242 • A — Rec

RECORDER OF DEEDS  
COOK COUNTY ILL.

510

(The Above Space For Recorder's Use Only)

52660 *Dand*

THE GRANTOR JAMES H. PHILLIPS and JIMMI CAROL PHILLIPS, his wife,

of the Village of Richton Park County of Cook State of Illinois  
for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS  
and other valuable consideration in hand paid,

CONVEY and WARRANT to EDWARD R. DeGROOT and JANET W. DeGROOT,  
his wife,

of the City of Harvey County of Cook State of Illinois  
not in tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the  
County of Cook in the State of Illinois, to wit:

Lot 107 in Richton Hills Subdivision First Addition, a part of the  
Southeast 1/4 (except the North 78 acres thereof) of Section 27, Town-  
ship 35 North, Range 13, East of the Third Principal Meridian, the  
plat thereof which was recorded September 14, 1967 in Plat Book 745,  
Page 4, in the Office of the Recorder of Cook County, Illinois as docu-  
ment 20,260,183, in Cook County, Illinois.

#### SUBJECT ONLY TO:

1. Mortgage dated May 20, 1969, and recorded May 27, 1969, as documen-  
No. 20852833 made by James H. Phillips and Jimmi Carol Phillips, his  
wife, to National Homes Acceptance Corporation to secure a note for  
\$20,000.00, assigned to Mayflower National Life Insurance Company by  
document No. 20925186 and assigned to Federal National Mortgage Assoc-  
iation by document no. 20925187, which grantees expressly assume and  
agree to pay;
2. Covenants, conditions and restrictions of record;
3. Private, public and utility easements and roads and highways, if any;
4. General taxes for the year 1972 and subsequent years.

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.

Grantee's address: 15108 Lexington, Harvey, Illinois.

DATED this 22nd day of August 1973

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURES

*James H. Phillips*  
JAMES H. PHILLIPS

(Seal) *Jimmi Carol Phillips* (Seal)  
JIMMI CAROL PHILLIPS

500 MAIL (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 JAMES H. PHILLIPS  
and JIMMI CAROL PHILLIPS, his 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.

Witness my hand and official seal, this 22nd day of August 1973  
Commission expires December 15 1976

day of August 1973

*Diane C. Yunker*  
NOTARY PUBLIC

MAIL TO

*Edward R. DeGroot*  
4224 Andover  
*Richton Park, Ill.*  
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO

ADDRESS OF GRANTEES  
4224 Andover St.

Richton Park, Ill.

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO:  
Edward R. DeGroot  
(Name)

4224 Andover  
(Address)  
Richton Park, Ill.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
00 90 00  
SEP 17 1973  
REVENUE

510 50000  
3000



22475242  
DOCUMENT NUMBER

END OF RECORDED DOCUMENT