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GEORGE E. COLE
LEGAL FORMS

No 810
September, 1975
COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sharon L. Olson
Recorder of Deeds
Illinois

WARRANTY DEED

Joint Tenancy Illinois Statutory JUN 2 10 31 AM '76

23 505 536

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(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR S, THOMAS W. BAUMGARTNER and FRANCES D. BAUMGARTNER,
his wife,
 of the Village of Brookfield County of Cook State of Illinois,
 for and in consideration of TEN (\$10.00) DOLLARS.
and other good and valuable consideration in hand paid,
 CONVEY and WARRANT to STEVEN W. NELSON and KATHLEEN J. MURPHY, a spinster
3712 Maple Avenue, (NAMES AND ADDRESS OF GRANTEES)
 of the Village of Brookfield, County of Cook, State of Illinois

not a 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:

THE SOUTH 40 FEET OF LOT 4 IN BLOCK 17 IN PORTIA MANOR, BEING F. H. BARTLETT'S SUBDIVISION OF SOUTH WEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1915 AS DOCUMENT 5573274 IN COOK COUNTY, ILLINOIS,

6459739R 1534323018

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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 and tenancy in common, but in joint tenancy forever. This conveyance is subject to building lines, building and zoning ordinances, easements, conditions and restrictions of record and general taxes for the year 1975 and subsequent years.

DATED this 18th day of May 1976

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(Seal) Thomas W. Baumgartner (Seal)
Thomas W. Baumgartner
 (Seal) Frances D. Baumgartner (Seal)
Frances D. Baumgartner

State of Illinois, County of Cook ss. I, the undersigned, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS W. BAUMGARTNER and FRANCES D. BAUMGARTNER, his wife,



personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day as one 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 my hand and official seal, this 28th day of May 1976

Commission expires November 19 1978 Benjamin M. Mules (NOTARY PUBLIC)

This instrument was prepared by John B. Cooley, One First National Plaza, Chicago, Illinois 60603 (NAME AND ADDRESS)

23 505 536
 500
 COOK No. 016
 04263
 STATE OF ILLINOIS
 FEDERAL TRANSFER TAX
 52.50

BROOKFIELD FEDERAL SAVINGS AND LOAN ASSOCIATION
 MAIL TO: 9009 Ogden Avenue
 Brookfield, Illinois 60513

ADDRESS OF PROPERTY:
 3712 Maple Avenue
 Brookfield, Illinois 60513
 SEND RECORDED COPY TAX BILLS TO:
 Steven W. Nelson
 3712 Maple Avenue, Brookfield, Ill.

END OF RECORDED DOCUMENT