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GEORGE E. COLE
LEGAL FORMS

No. 810
September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

MAR 18

12 45 PM '77

COUNTY OF ILLINOIS
FILED FOR RECORD

23 855 319

RECORDER OF DEEDS

*23855319

(The Above Space For Recorder's Use Only)

51596-65-19-920-6 GM. 1132-40A

THE GRANTORS JOHN P. PHILLIPS and ANNA M. PHILLIPS, his Wife,

of the City of Marcellus County of Cass State of Michigan

for and in consideration of Ten and no/100 DOLLARS.

and other good and valuable consideration in hand paid.

CONVEY and WARRANT to HERBERT LEVENE & ROSEMARY LEVENE, his Wife

(NAMES AND ADDRESS OF GRANTEE)

1138 Columbia, Chicago, 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 10 (except the North 8 feet taken for alley) in Block 1 in Herdieu, Hofflund and Carson's North Shore Addition to Chicago in the South East fractional quarter of Section 32, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: general real estate taxes for the year 1976-77 and subsequent years; special taxes or assessments for any improvements not yet completed; covenants, conditions and restrictions of record; zoning and building laws and ordinances; party wall rights or agreements, if any; roads and highways, if any; public utility easements.

Further subject to: The grantors reserve to themselves, their heirs, and assigns, as an easement appurtenant to Lot 11 (except the North 8 feet taken for alley) in Block 1 in Herdieu, Hofflund and Carson's North Shore Addition to Chicago in the South East fractional quarter of Section 32, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, an easement over and across the West 6 feet excluding the North 30 feet of the premises hereby conveyed for ingress and egress for the exterior stairway on the East side of Lot 11 and to provide for maintenance of the East side of the building on Lot 11.

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.

DATED this 15th day of February 1977

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

John P. Phillips (Seal) John P. Phillips (Seal)
Anna M. Phillips (Seal) Anna M. Phillips (Seal)

State of Illinois, County of ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN P. PHILLIPS and ANNA M. PHILLIPS

personally known to me to be the same person(s) whose name(s) 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 15th day of February 1977

Commission expires October 16 - 1980

This instrument was prepared by ANNE MARIE DEMPSEY, 2232 Elmwood, Wilmette, Ill. (NAME AND ADDRESS)

MAIL TO: *Doro Yamaguchi* (Name)
1011 W. Belmont (Address)
Chicago, Ill. 60657 (City, State and Zip)

ADDRESS OF PROPERTY: 1138 W. Columbia

Chicago, Ill. 60626

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

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REVENUE STAMPS HERE
10.00
100.00
100.00

DOCUMENT NUMBER
23 855 319
BOX 533

END OF RECORDED DOCUMENT