

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 1110  
July, 1967

WARRANTY DEED

COOK COUNTY, ILLINOIS

(Joint Tenancy) Illinois State

23 025 175

#23025175

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTORS **WALTER J. GRUCA and GENEVIEVE S. GRUCA, his wife,**  
 #8520 Baring Avenue, Munster, Indiana,  
 of the city of Munster County of Lake State of Indiana  
 for and in consideration of **TEN and no/100** DOLLARS,  
 and other good and valuable considerations in hand paid,  
 CONVEY and WARRANT to **F. PAULA GULOTA, a spinster, and THOMAS ROSE, a**  
**bachelor, #1378 Wentworth Avenue, Calumet City, Illinois,**  
 of the city of Calumet City 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 16 (except the South 2.88 feet thereof and except the North 3.62 feet thereof)  
 as measured on the East and West lines, in Block 2, in Gold Coast Addition, being  
 a subdivision of parts of the West 1/2 of Section 20, Township 36 North, Range 15  
 East of the Third Principal Meridian according to the plat thereof recorded July  
 1, 1926 as document No. 9326191 in Cook County, Illinois.

SUBJECT TO GENERAL TAXES FOR THE YEARS 1974 AND 1975 AND SUBSEQUENT YEARS.

GRANTORS INCORPORATE THE FOLLOWING COVENANTS AND RESTRICTIONS ON THIS PROPERTY.

- 1-All exterior decorating or painting to be white in color.
- 2-All roof repairs to be in same color as existing roof.
- 3-All common plumbing facilities repairs to be shared with adjoining owner using same.
- 4-All party walls to remain intact as is, any changes or alterations or maintenance or repairs to be agreed to and paid by both parties using same.

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 14th day of February 1975

*Walter J. Gruca* (Seal) *Genevieve S. Gruca* (Seal)  
 Walter J. Gruca Genevieve S. Gruca

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 **Walter J. Gruca and Genevieve S. Gruca, his wife,**

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 14th day of February 1975

Commission expires February 21, 1978

*Julian Prorok*  
 Julian Prorok

This instrument prepared by **Walter J. Gruca, 8520 Baring Avenue, Munster, Indiana**

ADDRESS OF PROPERTY  
 1378 Wentworth Avenue

Calumet City, Illinois, 60409  
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED  
 SEND SUBSEQUENT TAX BILLS TO

RECORDED IN BOOK NO. BOX 533

(Name)  
*S...*  
 (Address)

DOCUMENT NUMBER  
 23 025 175

END OF RECORDED DOCUMENT