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SPECIAL WARRANTY DEED (JOINT TENANCY) (ILLINOIS) No. 807 Approved by { The Chicago Real Estate Board, The Chicago Title and Trust Co.

24 623 442

This Indenture, Made this 25th day of July,

in the year of Our Lord One Thousand, Nine Hundred and Seventy-Eight (1978),
BETWEEN JOSEPH F. ELWARD, as Trustee under the Last Will and Testament of Ida E. Buchner, Deceased,

of the City of Chicago, in the County of Cook and State of Illinois, part Y of the first part, and ARDATH PAY and AUDREY PAY, his wife, residing at 8501 South Kolin in the City of Chicago, in the County of Cook and State of Illinois, parties of the second part.

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of Sixty Thousand and No/100ths (\$60,000.00) - - - - - Dollars, in hand paid by the said parties of the second part the receipt whereof is hereby acknowledged, ha S and by these presents do es REMISE, RELEASE, ALIEN AND CONVEY unto the said parties of the second part, as joint tenants and tenants in common, all the following described lot, piece or parcel of land, situate in the County of Cook and State of Illinois known and described as follows, to-wit:

All of Block 8 in Hinkamp and Company's Columbus Avenue Subdivision, being a resubdivision of part of Wabash Addition to Chicago in the South East 1/4 of the North East 1/4 of Section 25, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE SEP 12 78

885.00

85

1000

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE SEP 12 78

24 623 442

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the said part Y of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above described, with the appurtenances, unto the said parties of the second part, not as tenants in common but as joint tenants.

This conveyance is executed pursuant to the power and authority vested in said JOSEPH F. ELWARD, as Trustee, by the Last Will and Testament of Ida E. Buchner, Deceased.

And the said JOSEPH F. ELWARD, as Trustee under the Last Will and Testament of Ida E. Buchner, Deceased, part y of the first part, for his heirs, executors and administrators, do es covenant, promise and agree, to and with the said parties of the second part, their heirs and assigns in the manner aforesaid, that he ha S not done, nor suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under party of the first part

WILL WARRANT AND FOREVER DEFEND

And the said part Y of the first part hereby expressly waive S and release S all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In witness whereof, the said part y of the first part has hereunto set his hand and seal the day and year first above written.

This instrument prepared by: EDWARD S. MACIE 111 W. Washington Street Chicago, Illinois 60602

JOSEPH F. ELWARD, as Trustee under the Last Will and Testament of Ida E. Buchner, Deceased.

STATE OF ILLINOIS
COUNTY OF COOK

COOK COUNTY, ILLINOIS
FILED FOR RECORD
SEP 12 2 47 PM '78 SS.

Edw. H. Wilson
RECORDER OF DEEDS
*24623442

I, EDWARD S. MACIE,

a Notary Public

in and for the said County, in the State aforesaid

DO HEREBY CERTIFY that JOSEPH F. ELWARD, as Trustee under the Last Will and Testament of Ida E. Buchner, Deceased, personally

known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 Notarial seal this 30th day of August,



Edward S. Macie
Notary Public
8/12/78 7-27-79

BOX 600

Warranty Deed
Joint Tenancy

JOSEPH F. ELWARD, as Trustee
under Last Will & Testament
of Ida E. Buchner, Deceased

TO

ARDATH PAY and AUDREY PAY,
his wife, as Joint Tenants

ADDRESS OF PROPERTY:

7400 S. Western Avenue

Chicago, Illinois

MAIL TO:

GEORGE COLE & COMPANY

OF RECORDED DOCUMENT