

WARRANTY DEED

Joint Tenancy

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

APR 17 '79 10 33 AM

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Recorder of Deeds

(The above space for Recorder's use only)

THE GRANTORS, ROBERT D. TOBIAS and SUZANNE M. TOBIAS, husband and wife,

of the City of Chicago Ridge, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey.... and Warrant.... to JAMES FRICKENSTEIN, a bachelor, and LINDA MIERZWA, a spinner, as joint tenants;

of the City of Chicago, County of Cook, State of Illinois, not in Tenancy in Common but in JOINT TENANCY, the following described Real Estate, to-wit:

Unit No. 304, as delineated on the survey of the following described parcel of real estate:

Lots 26 and 27 in James O'Connell's Tara Subdivision of part of the South West 1/4 of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by First National Bank of Evergreen Park, as trustee under trust No. 1273, recorded in the Office of Recorder of Cook County, Illinois, as document number 23,123,365; together with an undivided 8.334% interest in said Parcel (excepting from said Parcel the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

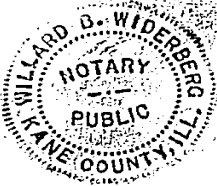
situated in the City of Chicago Ridge, County of Cook, in the State of Illinois, hereby expressly declaring that the estate conveyed shall pass, not in tenancy in common, but in joint tenancy, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to taxes for 1978 and subsequent years, easements of record; building line of record.

Dated this 1st day of February, A.D. 1979.  
Robert D. Tobias SEAL  
Suzanne M. Tobias SEAL

State of Illinois } ss.  
Kane County

I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that ROBERT D. TOBIAS and SUZANNE M. TOBIAS, husband and wife,



are personally known to me to be the same person. S. whose name... 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 Notary Seal this 1st day of February, A.D. 1979.  
Willard B. Widerberg SEAL  
Notary Public

This Instrument was prepared by:  
Willard B. Widerberg  
Attorney at Law  
Six North State Street  
Elgin, Illinois 60120

Grantees Address:  
James E. Frickenstein, 5758 South Meade, Chicago, Illinois, and  
Linda Mierzwa, 8300 South 84th Avenue, Chicago, Illinois  
Send subsequent tax bills to:  
James E. Frickenstein and Linda Mierzwa  
7033 West O'Connell Drive  
Chicago Ridge, Illinois

STATE OF ILLINOIS  
REAL ESTATE TRANSACTIONS REVENUE DEPARTMENT  
AFFIX REVENUE STAMPS  
CO. NO. 016  
164444  
REVENUE  
365



24 921 634

BOX 533

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DEANOR EXXUNGEYX RECORDER OF DEEDS OF COOK COUNTY

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

ROBERT D. TOBIAS

being duly sworn on oath, states that he resides at 7033 West O'Connell Drive, Chicago Ridge, Illinois. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- 1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions of prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED and SWORN to before me this 1st day of February A.D. 1979.

Robert D. Tobias
Notary Public
K. Kappeler

24 921.604

END OF RECORDED DOCUMENT