

GEORGE W. MOYLE  
LEGAL FORMS

No. 810  
September, 1975

WARRANTY DEED

ILLINOIS  
FILED FOR RECORD

24 036 634

*William R. ...*  
RECORDER OF DEEDS  
\*24036634

Joint Tenancy Illinois Statute

AUG 1 13 PM '77

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTORS, THOMAS PHILBIN and PHILOMENA PHILBIN, his wife  
of the City of Des Plaines County of Cook State of Illinois  
for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS.  
and other good and valuable consideration in hand paid,  
CONVEY and WARRANT to TERRY H. THVEDT and MARIANNE THVEDT,  
(NAMES AND ADDRESS OF GRANTEES)  
his wife, of 1142 Third Avenue, Des Plaines, 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:

PARCEL 1:

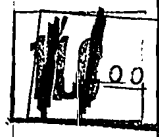
That part of the North West 1/4 of Section 28, Township 41  
North, Range 12, East of the Third Principal Meridian, described  
as follows:

Commencing at a point on the West line of the East 1/2 of the  
North West 1/4 467.88 feet North of the South West Corner; thence  
running East 200 feet for a point of beginning; running thence  
North 57.86 feet; thence East 95 feet, more or less, to the  
West line of Locust Street extended South; running thence South  
along the West line of said Locust Street, as extended, 57.86 feet;  
running thence West 95 feet, more or less, to a point 200 feet  
East of the West line of the East 1/2 of said North West 1/4,  
in Cook County, Illinois; except that portion conveyed by Quit  
Claim Deed to the City of Des Plaines, said deed recorded  
June 15, 1977, as document No. 23 970 687; and

PARCEL 2:

The Easterly 33 feet of the Westerly 330.67 feet of the South 1/2  
of the North 3.44 acres of the South 6.88 acres of that part of  
the North 1/2 of Section 28, Township 41 North, Range 12, East  
of the Third Principal Meridian, lying North of the South 354.42  
feet thereof and South of the North 1168.5 feet thereof and  
Westerly of the Center line of River Road (or Des Plaines Avenue)  
except the West 1/2 of the North West 1/4 of Section 28,  
Township 41 North, Range 12, East of the Third Principal Meridian,  
in Cook County, Illinois, except that portion conveyed by Quit  
Claim Deed to the City of Des Plaines, said deed recorded  
June 15, 1977, as document No. 23 970 687.

65 16 23R



24 036 634

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

09-28-118-054-053 67 16 R2

Subject to covenants, conditions and restrictions of record.

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.

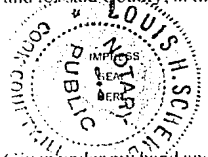
DATED this 28th day of June 1977

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

(Seal) Thomas Philbin (Seal)  
THOMAS PHILBIN

(Seal) Philomena Philbin (Seal)  
PHILOMENA PHILBIN

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 Thomas Philbin and Philomena Philbin, his wife



personally known to me to be the same persons whose names 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 28th day of June 1977

Commission expires Sept. 18 1980 Louis H. Scherb NOTARY PUBLIC

This instrument was prepared by 7000 West North Avenue, Chicago, Illinois 60635 (NAME AND ADDRESS)

ADDRESS OF PROPERTY:  
1932 Locust

Des Plaines, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

(Name)  
(Address)  
(City, State and Zip) 139v

OR

RECORDER'S OFFICE BOX NO. 139v

(Name)

(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

1100

6800

DOCUMENT NUMBER

24 036 634

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

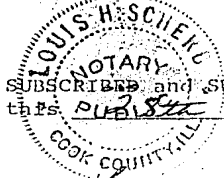
65-56-823

THOMAS PHILBIN and PHILOMENA PHILBIN, being duly sworn on oath, states that the resides at 1932 Locust Street, Des Plaines, 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 Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
-OR-  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions 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 between owners of adjoining and contiguous land.
- 5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyances of land for highway or other public purposes 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. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

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.



Thomas Philbin  
Philomena Philbin

SUBSCRIBED and SWORN to before me this 19th day of July, 1977.

Louis H. Scherb  
NOTARY PUBLIC

24 036 634