

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

NO. 810
April, 1980

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTORS EDWARD IPEMA and MARLENE B. IPEMA, his wife

26619204

of the Village of Worth County of Cook
State of Illinois for and in consideration of
Ten (\$10.00) ----- DOLLARS
and other good and valuable consideration
CONVEY and WARRANT to

PHILLIP C. TALENT and KATHLEEN TALENT, his
wife, 11545 S. LeClaire, Alsip, Illinois

(The Above Space For Recorder's Use Or
146924

(NAMES AND ADDRESSES OF GRANTEE(S))

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 2 in Frank Y. Nichols Resubdivision of Lot 2 in Ipemas
Resubdivision Number 5 of Lot 127 (except the North 54 Feet
thereof) in Cicero Avenue Acres, being a subdivision of the
southeast 1/4 of Section 21, Township 37 North, Range 13,
also of Lot 126 (except the North 150 Feet thereof) and the
North 54 Feet of Lot 127 in Cicero Avenue Acres, being a
subdivision of the southeast 1/4 of Section 21, Township 37
North, Range 13, East of the Third Principal Meridian, in Cook
County, Illinois

Subject to the following:

- (a) General real estate taxes for the year 1980 and subsequent years and all taxes, special assessments and special taxes levied after the date hereof;
- (b) Public utility easements of record and
- (c) Covenants 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 3rd day of May 1983

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

EDWARD IPEMA (SEAL) MARLENE B. IPEMA (SEAL)

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 EDWARD IPEMA and MARLENE B. IPEMA, 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 t they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including full release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of May 1983

Commission expires Sept. 26 1986

This instrument was prepared by James L. Ebersohl, 11212 S. Harlem, Worth, Ill.
(NAME AND ADDRESS)

MAIL TO: MATHIAS & SCHMARAK
(Name)
3445 W. 11th St.
(Address)
Chicago, Ill. 60655
(City, State and Zip)
BOX 223

OR RECORDER'S OFFICE BOX NO.

ADDRESS OF PROPERTY:
11545 S. LeClaire
Alsip, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Name: James
Address:

REAL ESTATE TRANSFER TAX
REVENUE STAMP
MAY 11 1983
03750

APPLICANTS' OR REVENUE STAMPS
26619204

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 11 1983
03750

UNOFFICIAL COPY

TRUSTEES 771657 • 26619204 • A

101

25 MAY 83 10:32



Property of Cook County Clerk's Office

407 619 92

Warranty Deed <small>JOINT TENANCY INDIVIDUAL TO INDIVIDUAL</small>	 	TO	
--	------------------	----	------------------

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT