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17 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 GRANTOR Charles J. Ryan and Elizabeth B. Ryan, his wife 994143 27365143 A - 84 11.20

DEC 84 2:05

of the Village of River Forest County of Cook State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS, in hand paid,

27363143

CONVEY and WARRANT to

Dennis M. Toolan and Geraldine S. Toolan
550 Franklin Avenue
River Forest, Illinois

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES)

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 Ten (10) (except the north 25 feet) and all of Lot Eleven (11) in Block Two (2) in Lathrops resubdivision of part of Lathrop and Seaverns addition to River Forest being a resubdivision of all that part lying east of Park Avenue together with the east three-fifths (3/5ths) of Block Fifteen (15) in said Lathrop and Seaverns addition in the northwest quarter of Section Twelve (12), Township Thirty Nine (39) north, Range Twenty (20), east of the third principal meridian, in Cook County, Illinois.

Subject to general taxes for the year 1984 and subsequent years, special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public, and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reversion), if any; leases without purchase or renewal options, if any.



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 1st day of October 1984

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Charles J. Ryan (SEAL)
Elizabeth B. Ryan (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

personally known to me to be the same person s whose name s 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 4th day of December 1984

Commission expires 7-24 1985

This instrument was prepared by Michael S. O'Connell 343 Franklin River Forest, Illinois (NAME AND ADDRESS)

E. BRYAN DUNIGAN
221 N. LA SALLE - SUITE 1555
CHICAGO, ILL. 60601

ADDRESS OF PROPERTY:
559 Franklin
River Forest, Illinois
SEND SUBSEQUENT TAX BILLS TO:
Dennis M. and Geraldine S. Toolan
559 Franklin, River Forest, Illinois

COOK COUNTY REAL ESTATE TRANSACTION TAX 120.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 120.00

FIRST AMERICAN TITLE INSURANCE COMPANY OF MID AMERICA ORDER # 885510

END OF RECORDED DOCUMENT