

# WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

Joint Tenancy

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

86341208

### THE GRANTOR

Genevieve W. Wagner, married to Ben E. Wagner

of the Town \_\_\_\_\_ of \_\_\_\_\_ County of Cook  
State of Illinois \_\_\_\_\_ for and in consideration of  
TEN and 00/100 \_\_\_\_\_ DOLLARS,  
(\$10.00) \_\_\_\_\_ in hand paid,

CONVEYS and WARRANTS to

Sanford F. Giles and Hollie J. Giles, his wife  
of 295 Bartram Rd., Riverside, 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:

That part of lot seventeen (17) in Maplewood Division of Riverside, being a Subdivision of that part of the North East Quarter of Section thirty-five (35), Township thirty-nine (39) North, Range twelve (12), East of the Third Principal Meridian, lying Southerly of the following described line, to wit: Commencing at a point on the East line of Lot seventeen (17), twenty-five (25) feet Southerly of the North East corner of said Lot seventeen (17); thence South Westerly at an angle of eighty-five (85) degrees fourty-four (44) minutes thirty (30) seconds from a chord fifty (50) feet three and one-half (3-1/2) inches in length (drawn from the point of beginning South Easterly to a point on the Easterly line of said Lot) two hundred thirty one (231) feet seven and one-quarter (7-1/4) inches more or less to a point forty-seven (47) feet six (6) inches Southerly of the Northwest Corner of Lot seventeen (17), continuing thence on the same course to the center of Des Plaines River; all in Cook County, Illinois.

**SUBJECT TO THE FOLLOWING:** General taxes for the year 1985 and subsequent years including taxes which may accrue by reason of new or additional improvements after closing thereon.

COMMON ADDRESS: 180 MAPLEWOOD ROAD, RIVERSIDE, IL 60546

PERMANENT REAL ESTATE TAX INDEX NUMBER: 15-30-202-027-0000

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 31 day of July 1985

PLEASE PRINT OR

Genevieve W. Wagner (SEAL) Ben E. Wagner (SEAL)

TYPE NAME(S)

Genevieve W. Wagner Ben E. Wagner

BELOW

(SEAL) (SEAL)

SIGNATURE(S)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, and for said County, in the State aforesaid, DO HEREBY CERTIFY that Genevieve W. Wagner, married to Ben E. Wagner

IMPRESS SEAL HERE

personally known to me to be the same persons whose names 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 31 day of July 1985

Commission expires 19 \_\_\_\_\_ NOTARY PUBLIC

This instrument was prepared by EDWARD J. MIKEL, JR., Attorney at Law, 15 Pine Avenue, Riverside, Illinois 60546

ADDRESS OF PROPERTY:

180 Maplewood Road

Riverside, Illinois 60546

SEND SUBSEQUENT TAX BILLS TO: GRANTEE AT ABOVE ADDRESS

LAND TITLE FILE # L-54300-C1 K Vermon

APTEX "RIDERS" OR REVENUE STAMPS HERE

86341208

# UNOFFICIAL COPY

Warranty Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

80215898

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.25  
T#2222 TRAN 0106 08/07/86 15:25:00  
#1749 # B \*-86-341208  
COOK COUNTY RECORDER

-86-341208

80215898  
11<sup>00</sup> MAIL

COOK COUNTY CLERK'S OFFICE  
REAL ESTATE TRANSACTION TAX  
\$100.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
\$100.00