

UNOFFICIAL COPY

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 ILIJA MARJANOVIC AND ZIVKA MARJANOVIC,
HIS WIFE AND DUSAN MARJANOVIC, A BACHELOR

of the _____ of _____ County of COOK
State of ILLINOIS for and in consideration of
TEN AND 00/100ths DOLLARS,

87489847

in hand paid,
CONVEY and WARRANT to MICHAEL KUNZ AND
CHERYL WICKLUND
1709 West Henderson, Chicago, IL 60657

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS 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 ~~10~~ IN BLOCK 5 IN GOSS NORTH ADDITION TO CHICAGO, A
SUBDIVISION OF THE SOUTHWEST 1/2 OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

87489847

PTN# 14-19-423-018

commonly known as: 1709 W. Henderson Ave., Chicago, IL 60657

12.00

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 19 day of August 19 87

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

Ilija Marjanovic (SEAL) X *Zivka Marjanovic* (SEAL)
ILIJA MARJANOVIC ZIVKA MARJANOVIC
Dusan Marjanovic (SEAL) _____ (SEAL)
DUSAN MARJANOVIC _____

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
ILIJA MARJANOVIC AND ZIVKA MARJANOVIC, HIS WIFE AND DUSAN MARJANOVIC, A
BACHELOR
personally known to me to be the same person _____ whose name _____ subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged 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.

IMPRESS
SEAL
HERE

Given under my hand and official seal, this 20th day of August 19 87

Commission expires 8/30 19 88 *Milo Karatovic*
NOTARY PUBLIC

This instrument was prepared by MILO KARATOSIC, 3845 W. Montrose ave. Chicago, IL 60618
(NAME AND ADDRESS)

MAIL TO: { AARON SPIVAK (Name)
210 W. Illinois (Address)
Chicago, IL 60610 (City, State and Zip) }

ADDRESS OF PROPERTY
1709 W. Henderson,
Chicago, IL 60657
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
GRANTEES (Name)
(Address)

OR RECORDER'S OFFICE BOX NO. 150

AFFIX "RIDERS" OR REVENUE STAMPS HERE

1001
766828/86011
11098/870996

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Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

★ 002756
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE SEP-1987
★ 440.00
★

8 11610
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP-1987
440.00
FD 11451

DEPT-01 RECORDING \$12.00
T#4444 TRAN 2066 09/04/87 19:45:00
#3955 # D * - 87 - 489847
COOK COUNTY RECORDER

19004
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
440.00
FD 10902 DEPT. OF REVENUE

87489847

87489847

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MAIL TO: AARON SPYAR (Name)
 210 W. 111th St (Address)
 CHICAGO, ILL. 60643 (City, State and Zip)
 RECORDER'S OFFICE: BOX NO. 77

ADDRESS OF PROPERTY: 1709 W. Henderson, Chicago, IL 60657
 CHICAGO, IL 60657
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
 SEND SHERIFF'S TAX BILLS TO: (Address)

Given under my hand and official seal, this 20th day of August 19 87
 Commission expires 8/30/88
 MTO KARAVOSTIC, 3845 W. Montrose Ave., Chicago, IL 60618
 NOTARY PUBLIC

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 IJLJA MARJANOVIC AND ZIVKA MARJANOVIC, HIS WIFE AND DUSAN MARJANOVIC, A BACHELOR personally known to me to be the same person 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.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
 IJLJA MARJANOVIC (SEAL)
 DUSAN MARJANOVIC (SEAL)

DATED this 19 day of August 19 87
 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.

12.00

PTN# 14-19-423-018
 commonly known as: 1709 W. Henderson Ave., Chicago, IL 60657

87489847

SEE ATTACHED LEGAL

AFFIX "RIDERS" OR REVENUE STAMPS HERE

THE GRANTOR IJLJA MARJANOVIC AND ZIVKA MARJANOVIC, HIS WIFE AND DUSAN MARJANOVIC, A BACHELOR
 of the State of ILLINOIS
 County of COOK
 for and in consideration of _____ DOLLARS,
 in hand paid,
 CONVEY and WARRANT to MICHAEL KUNZ AND
 CHERYL WICKLUND
 1709 West Henderson, Chicago, IL 60657

87489847

LEGAL FORMS
 GEORGE E. COLE
 Joint Tenancy
 Statutory (ILLINOIS)
 (Individual to Individual)
 WARRANTY DEED
 NO. 810
 April, 1980
 CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

Box 152

1070 / 1070 / 1070

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Property of Cook County Clerk's Office

REPT-01 RECORDING \$12.00
184444 TRAN 8066 09/04/07 14:45:00
MS455 # D * 97-489847
COOK COUNTY RECORDER

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
440.00
SEP 04 2007

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
440.00
SEP 04 2007

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

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Sellers shall be responsible for the following customary seller's charges at such time as conveyance is performed under the terms of the within Agreement: State of Illinois and Cook County Transfer Taxes; Town of Cicero Transfer Tax; Obtaining and recording of Release Deed from St. Paul Federal Savings & Loan Association; Owner's Policy of Title Insurance.

2. Taxes and Insurance. In addition to the payments as above stated, Purchaser shall deposit with Sellers a sum equal to 1/12th of the annual real estate taxes for the said property and the insurance premium therefor, on a monthly basis, to be paid to Sellers on a monthly basis in addition to the monthly payment of principle and interest. Said monies shall be paid by Purchaser for the real estate taxes and insurance premium as stated above, and shall be deposited by Sellers in an interest bearing passbook account with a Federally Insured Bank or Savings and Loan Association, with all interest earned thereon to be credited to Purchaser upon payment of purchaser's final installment payment pursuant to this Agreement.

Payment of the real estate taxes and insurance shall be paid by Sellers with funds on deposit in the above account as per Paragraph 2 herein; in the event there are not sufficient funds on deposit in said account to pay the said real estate taxes and insurance premium as herein agreed, Purchaser will immediately, upon notice, deposit with Sellers an amount sufficient to enable sellers to make said payments in full and in a timely manner pursuant to the terms of the within Agreement.

3. Proof of Payment. Sellers shall provide Purchaser with a copy of the homeowner's insurance policy and paid receipt for same at closing

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and at each subsequent renewal period. Purchaser shall be listed as an additional insured on said policy of homeowner's insurance. Sellers shall also provide purchaser with proof of payment of each paid tax bill and a copy of said tax bill. Purchaser shall not be responsible for obtaining the said policy of homeowner's insurance.

4. Attorney's Fees, Costs and Expenses. Purchaser shall have the same rights and obligations as Sellers in Paragraph 14 of the Installment Agreement in enforcing the terms of the within Agreement.

5. Existing Mortgage. The Sellers will continue to make the required payments in a timely manner on the existing mortgage made by Sellers RUDY SIVANOVIC and SRBA SIVANOVIC, husband and wife, to St. Paul Federal Savings and Loan Association of Chicago to secure payment of \$19,500.00 dated May 25, 1978 and recorded May 31, 1978 as Document No. 24467952, as required by the terms of said mortgage. Sellers hereby represent that the said mortgage is paid current to date as of the date of the execution of this Agreement. Any notices of default on said mortgage due St. Paul Federal Savings & Loan Association shall be promptly be delivered to purchaser herein upon receipt of same by Sellers and in accordance with the terms and provisions of the within Agreement, and shall be cause for purchaser to suspend performance under the Installment Agreement until said default is cured. Further, Sellers agree to indemnify purchaser and hold purchaser harmless from any damages that may result as a result of said default.

In the event the terms of this Rider conflict with the terms of

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M.P.
P.Z.
Z

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the Installment Agreement, the terms of this Rider shall be controlling.

DATED this 27th day of August, 1987.

Purchaser:

Michael C. Perach
Michael C. Perach

Sellers:

Rudy Zivanovic
Rudy Zivanovich

Srba Zivanovic
Srba Zivanovich

Property of Cook County Clerk's Office