

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

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CC. NO. 016

88298259

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

PHILIP R. JAMES AND MARCIA M. JAMES, his wife,
as joint tenants

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten and 00/100 DOLLARS,
in hand paid,

CONVEYS and WARRANTS to
ANTHONY L. JOHNSON AND MARIANNE C. JOHNSON
7407 South Champlain Avenue
Chicago, Illinois 60619

(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 20 IN BLOCK 6 IN WILLIAM HARMON'S BEVERLY HILLS ADDITION, BEING A
SUBDIVISION OF BLOCKS 1 TO 6 (EXCEPT LOTS 5 AND 6 IN BLOCK 2) IN TRACY
HEIGHTS, A SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 37
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART
BEGINNING AT THE SOUTH WEST CORNER OF LOT 20, THENCE EAST ALONG THE SOUTH
LINE OF SAID LOT 20 A DISTANCE OF 96.0 FEET, THEN NORTHWESTERLY IN A
STRAIGHT LINE TO A POINT IN THE WEST LINE OF SAID LOT 4.08 FEET NORTH OF
THE SOUTH WEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF
SAID LOT TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO: Covenants, restrictions and easements of Record; and Real
Estate Taxes for 1987 and subsequent years.

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.

Permanent Real Estate Index Number(s): 25-07-323-052-0000

Address(es) of Real Estate: 10256 South Oakley Avenue, Chicago, Illinois 60643

DATED this 29th day of July 1988

PLEASE PRINTOR TYPE NAME(S) BELOW SIGNATURE(S)
Philip R. James (SEAL) Marcia M. James (SEAL)
PHILIP R. JAMES MARCIA M. JAMES
(SEAL) (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
PHILIP R. JAMES AND MARCIA M. JAMES, his wife,
as joint tenants

OFFICIAL SEAL
Edward M. O'Donnell
Notary Public, State of Illinois
My Commission Expires 4/27/92

personally known to me to be the same persons whose name s subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that t.h.eysigned, 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 29th day of June 1988

Commission expires APRIL 27, 1992 Edward M. O'Donnell
NOTARY PUBLIC

This instrument was prepared by E.M. O'Donnell, 9216 S. Hoyne Ave., Chicago, IL 60620
(NAME AND ADDRESS)

MAIL TO: MICHAEL L. LITTON (Name)
10046 S. Western Ave #201 (Address)
Chicago, IL 60643 (City, State and Zip)
BOX 333-CC

SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)
(City, State and Zip)

12.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL-788
REVENUE
62.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
JUL-788
REVENUE
62.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL-788
REVENUE
937.50

1988
71-53-436C

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Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 JUL -7 PM 1:50