

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy
Illinois Statutory
(Individual to Individual)

Cook County
STATE OF ILLINOIS
REVENUE
STAMP
MAY-89
26.25

89196694

51192937C 100
John

THE GRANTORS, JOHN O. LEPSCHER and RITA M. LEPSCHER, his wife, of the Village of Oak Forest, County of Cook, State of Illinois, for and in consideration of TEN and No/100 DOLLARS (\$10.00), CONVEY and WARRANT to JAMES H. DAVIS and BARBARA J. DAVIS, his wife, 7833 S. Champlain, of the City of Chicago, County of Cook, State of Illinois, 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 RESUBDIVISION OF LOTS 43 THROUGH 47 INCLUSIVE, IN HAZELCREST HIGHLANDS SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT IS SUBJECT TO: general taxes for 1988 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways, easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements on the property; party wall rights and agreements, if any.

PERMANENT PROPERTY INDEX NO. 28-26-402-038

hereby 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 11th of April, 1989.

John O. Lepscier (SEAL) *Rita M. Lepscier* (SEAL)
JOHN O. LEPSCHER RITA M. LEPSCHER

89196694
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY-89
REVENUE
STAMP
MAY-89
26.25

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 JOHN O. LEPSCHER and RITA M. LEPSCHER, his wife, personally known to me to be the same persons whose names are 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 27th of April, 1989.

Commission expires March 27, 1991.

OFFICIAL SEAL
PATRICIA A. WHITESIDE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR. 27, 1991

Patricia A. Whiteside
Patricia A. Whiteside, Notary Public

This instrument was prepared by Geoffrey C. Miller, Attorney at Law, 930 West 175th Street, Homewood, Illinois 60430

JAMES DAVIS
MAIL TO: *3323 W. 173rd*
HAZELCREST, IL
60429

ADDRESS OF PROPERTY:
3323 W. 173rd
Hazel Crest, Illinois 60429
SEND SUBSEQUENT TAX BILLS TO
JAMES H. DAVIS
3323 W. 173rd
Hazel Crest, Illinois 60429

RECORDER'S OFFICE BOX NO _____



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RECORDED

DEPT-01 \$12.25
T#444 TRAN 6770 05/02/89 14:33:00
#9435 #.D *-89-196694
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

89196694

89196694

\$12.00 MAIL