

Warranty Deed

Joint-Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recording)

DEPT-01 TRN 7201 05/26/89 15:19:08 \$12.25
#7947 # D * -89-241395

A0023117 SAS

The Grantor PHILIP A. DINDIA, JR., married to COLLETTE J. DINDIA
2042 North 18th Avenue

of the Village of Melrose Park County of COOK State of Illinois

for and in consideration of TEN (\$10.00) DOLLARS

and other good and valuable consideration in hand paid

CONVEY and WARRANT to RONALD R. FABIANI
(NAMES AND ADDRESS OF GRANTEE)
1201 North 12th Avenue, Melrose Park, Illinois 60160

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 58 (except the North 40 feet and the South 40 feet thereof) in North
Avenue Homes Acres a Subdivision of the East 56 acres of the East 1/2 of
the Southwest 1/4 of Section 34, Township 40 North, Range 12, East of the
Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants conditions, restrictions of record and general
real estate taxes for the year 1988, and subsequent years.

Mortgage to Chase Home Mortgage Corp., dated December 9, 1987
as Document No. 87651332.

COMMONLY KNOWN AS: 2042 North 18th Avenue, Melrose Park, Illinois 60160

(THIS IS NOT HOMESTEAD PROPERTY RELATIVE TO COLLETTE J. DINDIA)

89241395

P.I.N. 12-34-302-032

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 11th day of May 1989

Philip A. Dindia Jr.

PHILIP A. DINDIA, JR.

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

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 A. DINDIA, JR.
married to COLLETTE J. DINDIA

personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that he signed, sealed and delivered the said instrument
as his 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 11th day of May 19 89

Commission expires July 15th, 19 92

NOTARY PUBLIC

This instrument was prepared by RONALD M. SERPICO - 180 North Broadway, Melrose
Park, Illinois 60161 TEL.: 343-9669
OFFICIAL SEAL
RONALD M. SERPICO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/15/92

MAIL TO: RONALD M. SERPICO ATTORNEY AT LAW 180 N. BROADWAY MELROSE PARK, IL 60160 (City, State and Zip)

ADDRESS OF PROPERTY: 2042 North 18th Avenue Melrose Park, Illinois 60160 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: RONALD R. FABIANI (Name) 1201 North 12th Avenue (Address) Melrose Park, Illinois 60160

\$12.00 MAIL

DOCUMENT NUMBER

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4 REAL ESTATE TRANSFER TAX ACT. DATE BUYER, SELLER OR REPRESENTATIVE

AFFIX "RIDERS" OR REVENUE STAMPS HERE

89241395

OR RECORDER'S OFFICE BOX NO.

UNOFFICIAL COPY

DECEMBER 1958

WILLIAM H. HARRIS

STATE OF ILLINOIS
COUNTY OF COOK
COURT OF COMMON PLEAS

IN SENATE
JANUARY 1959

IN SENATE
JANUARY 1959

IN SENATE
JANUARY 1959

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RECEIVED



RECORDS SECTION
JANUARY 1959

Property of Cook County Clerk's Office