

WARRANTY DEED
Joint Tenancy for Illinois

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89327062

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.

THIS INDENTURE, Made this 16th day of July, 1987, between HELEN A. HAGEN A/K/A HELEN HAGEN, a widow and SCOTT HAGEN, Divorced and not since remarried, of the _____ in the County of _____ and State of Illinois part ies of the first part, and MICHAEL R. BIRD and GAIL HAGEN, as joint tenants,

12.00

(NAME AND ADDRESS OF GRANTEE(S))

parties of the second part, WITNESSETH, That the parties of the first part, for and in consideration of the sum of Ten (\$10.00) ----- Dollars and

Above Space For Recorder's Use Only.

in hand paid, convey and warrant to the parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate, to-wit:

Lot 8 in Block 1 in Summe and Stone's Leland Avenue Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 17 Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: General taxes for 1988 and subsequent years; special taxes or assessments, if any; for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessment for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any.

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72-13-833 F1

STATE OF ILLINOIS
County of Cook

Cook County
REAL ESTATE TRANSACTION TAX
37.90

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
582.50

situated in the County of Cook, in the State of Illinois, 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 the above granted premises unto the parties of the second part forever, not in tenancy in common, but in joint tenancy.

Permanent Real Estate Index Number(s): 13-17-211-012
Address(es) of Real Estate: 5723 West Leland, Chicago, Illinois 60630

IN WITNESS WHEREOF, the parties of the first part have hereunto set hand and seal the day and year first above written.

Helen Hagen (SEAL)
Helen Hagen
Scott Hagen (SEAL)
Scott Hagen
Please print or type name(s) below signature(s) (SEAL)
(SEAL)

This instrument was prepared by Walter J. Starck, SCHWARTZ & FREEMAN, 401 North Michigan Ave., Suite 3400, Chicago, IL 60611 (NAME AND ADDRESS)

Send subsequent tax bills to GAIL HAGEN, 5723 W. LELAND, CHICAGO, IL 60636 (NAME AND ADDRESS)

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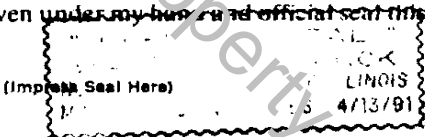
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STATE OF Illinois }
COUNTY OF Cook } SS.

I, Walter J. Stark, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Helen Hagen aka Helen A. Hagen ^{A widow} and Scott Hagen, husband and wife ~~husband and 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.

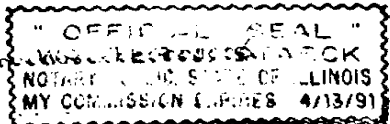
Given under my hand and official seal this

14th day of July, 1989.



Walter J. Stark
Notary Public

Commission Expires



89327062

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1989 JUL 18 PM 4 05

89327062

Box

Warranty Deed

JOINT TENANCY FOR ILLINOIS

TO

ADDRESS OF PROPERTY:

89327062

MAIL TO: Walter J. Stark
401 N. Michigan
Chicago, IL 60611

GEORGE E. COLE
LEGAL FORMS