89342166

WARRANTY DEED

The Grantors, CHARLES D. ATHEY and BETTY J. ATHEY, Husband and Wife, of 10454 West Lyndale Avenue, Melrose Park, Illinois 60164-1817, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to RICHARD BRATTAN and ALEXANDRINA BRATTAN, Husband and Wife, of 1829 North 39th Avenue, Stone Park, Illinois 60165, not in Tenancy in Common, but in JOINT TENANCY, the following described parcel of real estate situated in the County of Cook, State of Illinois, to-wit:

The West 1/2 of the South 184.35 feet of the North 853.4 feet of that part lying West of the East 1233 feet of the East 1/2 of the Northeast 1/4 of Section 32, Township 40 North, Range 12, East of the Third Principal Meridian.

COMMONLY KNOWN AS: 10454 WEST LYNDALE, MELROSE PARK, IL 60164-1817

PIN: 12-32-202-047-0000

SUBJECT TO: General taxes for the year 1988 and subsequent years, covenants, conditions, restrictions, building lines and easements of record, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 18th day of July, 1989.

Charles D. Athey (SEAL)
CHARLES D. ATHEY

Betty J. Athey (SEAL)
BETTY J. ATHEY

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 CHARLES D. ATHEY and BETTY J. ATHEY, Husband and Wife, are 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 18th day of July, 1989.

"OFFICIAL SEAL"
Lee H. Russell
Notary Public, State of Illinois
My Commission Expires 1/29/91

Lee H Russell
Notary Public

This instrument was prepared by the Law Offices of RUSSELL & DOHENY, 58 East North Avenue, Northlake, Illinois 60164-2521.

Mail Deed To:

FAVIL DAVID BERNS
Attorney at Law
30 East North Avenue
Northlake, IL 60164

Send Subsequent Tax Bill:

RICHARD BRATTAN
ALEXANDRINA BRATTAN
10454 West Lyndale Avenue
Melrose Park, IL 60164-1817

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX JUL 26'89 DEPT. OF REVENUE $41.50 P.B. 10678 041090

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP JUL 28'89 $41.50 P.B. 11421 026123

1063 477231

89342166

WARRANTY DEED

[illegible], CHARLES D. ATHEY and BETTY J. ATHEY, husband [illegible] Melrose Park, Illinois [illegible] for [illegible] and other good and valuable consideration in hand paid, [illegible] CONVEY and WARRANT to [illegible] SERAFIN and SERAFINA [illegible] 1219 S. 25th Avenue, Melrose Park, [illegible] Cook County, Illinois, not in tenancy, but in JOINT TENANCY, the following described real estate situated in the County of Cook and State of Illinois, [illegible]:

[illegible] feet of the North [illegible] feet lying West of the East 1275 feet of the [illegible] of the Northeast 1/4 of Section [illegible], Township [illegible], Range 12, East of the Third Principal Meridian.

COMMONLY KNOWN AS: 1219 S. 25th AVENUE, MELROSE PARK, IL
[illegible]

P.I.N. [illegible]

SUBJECT TO: General taxes for the year 1988 and subsequent years, covenants, conditions, restrictions, building lines and easements of record, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this [illegible] day of July, 1989.

(SEAL) _____
CHARLES D. ATHEY

(SEAL) _____
BETTY J. ATHEY

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 CHARLES D. ATHEY and BETTY J. ATHEY, 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 [illegible] day of July, 1989.

_____
Notary Public

"OFFICIAL SEAL"
Jan E. Russell
Notary Public, State of Illinois
My Commission Expires 1/28/91

This instrument was prepared by the Law Offices of ROSEMAR & COMPANY, 7N [illegible], Elmhurst, Illinois 60126-2721.

Mail tax bill to:
[illegible] Subsequent Tax Bill:

[illegible]
[illegible]
[illegible]
[illegible]

SERAFIN SERAFIN
SERAFINA SERAFIN
1219 South 25th Avenue
Melrose Park, IL 60164-1819

89342166

PLAT AFFIDAVIT 8 9 3 4 2 1 6 6

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

JUL 26 1989

I, The undersigned, being duly sworn on oath, states that we he resides at 10454 W. Lyndale Lundin Township Illinois 60164 and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

T#0000 TRAN 1262 07/26/89 09:19:00
#2905 # C *-89-342166
COOK COUNTY RECORDER

12.25

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)

-OR-

the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.

3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.

4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.

5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.

7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

8. Conveyances made to correct descriptions in prior conveyances.

9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that we he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Charles A. Atkey

Betty J. Atkey

SUBSCRIBED and SWORN to before me

This 18th day of July, 1989.

Notary Public

"OFFICIAL SEAL"
Letitia M. Reeks
Notary Public, State of Illinois
My Commission Expires 1/23/93

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12.25

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