

WARRANTY DEED

UNOFFICIAL COPY

30041072

Joint Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR GERALDINE PALMER, Divorced and not since remarried

of the City of Bellwood County of Cook State of Illinois

for and in consideration of Ten & 00/100 (\$10.00) X X X X X X X X X X DOLLARS.

and other consideration in hand paid,
CONVEY S and WARRANTS S to MILTON GARNETT & HATTIE M. GARNETT, his wife
(NAMES AND ADDRESS OF GRANTEES)
34 S. 20th Ave. Maywood, Ill.

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:

30041072

SEE LEGAL ATTACHED

REAL ESTATE TRANSACTION TAX
REVENUE 0722199
36.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 21 1990
DEPT. OF REVENUE
72.00

Permanent Index No. 15-08-110-049
Address: 211 S. 51st Ave. Bellwood, Ill.

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 19th day of January 19 90

Geraldine Palmer (Seal) _____ (Seal)

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

GERALDINE PALMER, DIVORCED AND NOT SINCE REMARRIED

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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 19th day of January 19 90

Commission expires 3/25/90 19 _____
Paul M. Sengpiel NOTARY PUBLIC

This instrument was prepared by Paul M. Sengpiel 727 N. Ridgeland Ave
(NAME AND ADDRESS) Oak Park, Ill.



MAIL TO: GEORGETTE NABHANI ATTORNEY
77 W Washington 1611
Chicago IL 60607
726-8171
RECORDER'S OFFICE BOX NO. _____

ADDRESS OF PROPERTY: 211 S. 51st Ave
Bellwood IL 60104
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
MILTON & HATTIE GARNETT
211 S. 51st Ave
Bellwood IL 60104

AFFIX RIDERS FOR REVENUE

DOCUMENT NUMBER

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PARCEL 1: THE NORTH 40 FEET OF THE NORTH 360 FEET OF THE SOUTH 560 FEET OF THE WEST 167 FEET AS MEASURED ALONG THE WEST LINE THEREOF OF THE WEST 4.25 ACRES OF THE EAST 7.58 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, THENCE NORTH 1 CHAIN 2 LINKS TO THE CENTER OF ST. CHARLES AND GRANDETOUR STATE ROAD; THENCE NORTH 87 3/4 DEGREES WEST ALONG THE CENTER OF SAID ROAD 7 CHAINS 25 LINKS; THENCE SOUTH 13 CHAINS 80 LINKS, THENCE EAST 20 CHAINS 78 LINKS TO THE INDIAN BOUNDARY LINE, THENCE NORTH 42 DEGREES EAST ALONG THE INDIAN BOUNDARY LINE TO THE EAST LINE OF THE NORTHWEST FRACTIONAL 1/4; THENCE NORTH 3 CHAINS 68 LINKS TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8, THENCE WEST 19 CHAINS 75 LINKS TO THE POINT OF BEGINNING; THE EAST 7.58 ACRES OF SAID TRACT OF LAND BEING THAT PART THEREOF LYING EAST OF THE CENTER LINE OF THE HIGHWAY PASSING THROUGH SAID TRACT KNOWN AS 51ST AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 14 FEET OF THE NORTH 20 FEET OF THE SOUTH 180 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT; THE EAST 124 FEET LYING NORTH OF THE SOUTH 400 FEET AS MEASURED ON THE WEST LINE OF THE WEST 4.25 ACRES OF THE EAST 7.58 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND; COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, THENCE NORTH 1 CHAIN AND 2 LINKS TO THE CENTER OF THE ST. CHARLES AND GRANDETOUR STATE ROAD; THENCE NORTH 87 3/4 DEGREES WEST ALONG THE CENTER OF SAID ROAD; 7 CHAINS AND 25 LINKS; THENCE SOUTH 13 CHAINS 80 LINKS, THENCE EAST 20 CHAINS AND 78 LINKS TO THE INDIAN BOUNDARY LINE; THENCE NORTH 42 DEGREES EAST ALONG SAID INDIAN BOUNDARY LINE TO THE EAST LINE OF THE NORTHWEST FRACTIONAL 1/4, THENCE NORTH 3 CHAINS AND 68 LINKS TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE WEST 19 CHAINS AND 75 LINKS TO THE POINT OF BEGINNING; THE EAST 7.58 ACRES OF SAID TRACT OF LAND BEING THAT PART THEREOF LYING EAST OF THE CENTER LINE OF HIGHWAY PASSING THROUGH SAID TRACT KNOWN AS 51ST AVENUE, ALSO THAT PART OF THE NORTH 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SAID SECTION 8 AS MAY OR DOES LIE BETWEEN THE EAST AND WEST LINES (EXTENDING NORTH) OF THE ABOVE DESCRIBED PREMISES AND SOUTH OF THE SOUTH LINE OF ST. CHARLES AND GRANDETOUR STATE ROAD, IN BELLWOOD, IN COOK COUNTY, ILLINOIS.

22017006

Clerk's Office

PLAT AFFIDAVIT
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UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

[Handwritten Signature]

GERALDINE PALMER, being duly sworn on oath,
states that she resides at 211 S. STATE, BELLWOOD

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:

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 Amended 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 he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

90041072

121711, DEED 4506 1/25/90 12:49:00
24767 3 4 4-213-174 1 01 7 22
COOK COUNTY RECORDER

Geraldine Palmer

SUBSCRIBED and SWORN to before me
This 19th day of January, 19 90
Paul M. Seewald
Notary Public

90041072

14.25

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1900.

CLERK OF THE COURT

CHIEF CLERK

DEPUTY CLERK

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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