

WARRANTY DEED  
Joint Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

UNOFFICIAL COPY 90267827

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.

THE GRANTORS, Lawrence F. Richards and  
Kathleen A. Richards, husband and wife,  
21 Warren Avenue

90267827

of the City of New Lenox County of Will  
State of Illinois for and in consideration of  
Ten and no/100 ----- DOLLARS,  
(\$10.00) ----- in hand paid,  
CONVEY and WARRANT to Fred H. Filipiak and  
Nadine M. Filipiak, husband and wife,  
4147 W. 90th Place  
Hometown, IL 60456

DEPT-01 RECORDING \$14.25  
T#4444 TRAN 4795 06/07/90 10:07:00  
#5693 #D \*-90-267827  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

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 16 and the East 25 feet of Lot 17 in Block 4 in South West Highway Subdivision,  
a Subdivision of Lot 7 in Administrator's Division of the East 1/2 of the South  
East 1/4 and the South East 1/4 of the North East 1/4 of Section 4, Township 37  
North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Subject to real estate taxes for the years 1989 and 1990 and subsequent years.  
Subject to conditions, covenants easements and restrictions of record.

90267827

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.

Permanent Real Estate Index Number(s): 24-04-415-034  
Address(es) of Real Estate: 4901-07 Columbus Dr., Oak Lawn, IL 60453

DATED this 19th day of May 1990

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
Lawrence F. Richards (SEAL) Kathleen A. Richards (SEAL)  
Lawrence F. Richards (SEAL) Kathleen A. Richards (SEAL)

State of Illinois, County of KANE ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
Lawrence F. Richards and Kathleen A. Richards, husband and  
wife

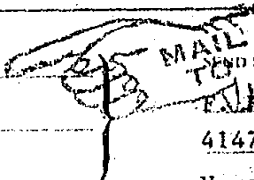
" OFFICIAL Personally known to me to be the same person 3 whose name 5 subscribed  
HERBERT C. STEINMETZ, JR. of the foregoing instrument, appeared before me this day in person, and acknowl-  
NOTARY PUBLIC, STATE OF ILLINOIS they signed, sealed and delivered the said instrument as their  
MY COMMISSION EXPIRES 10/5/92 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 19th day of May 1990  
Commission expires 10-5 1992 Herbert C. Steinmetz, Jr. NOTARY PUBLIC

This instrument was prepared by H. C. Steinmetz, Jr., 407 W. Galena Blvd., Aurora, IL 60506  
(NAME AND ADDRESS)

MAIL TO: { James T. Mosler, Esquire (Name)  
10020 S. Western Avenue (Address)  
Chicago, IL 60643 (City, State and Zip)  
Fred H. & Nadine M. Filipiak (Name)  
4147 W. 90th Pl. (Address)  
Hometown, IL 60456 (City, State and Zip)

PROPERTY OF COOK COUNTY CLERK'S OFFICE  
AFFIX "RIDERS" OR REVENUE STAMPS HERE  
90267827  
Village of Oak Lawn Real Estate Transfer Tax \$100  
Village of Oak Lawn Real Estate Transfer Tax \$100  
Village of Oak Lawn Real Estate Transfer Tax \$100  
Village of Oak Lawn Real Estate Transfer Tax \$100



Handwritten signature or initials.

#1108580 (274) #3257-3

UNOFFICIAL COPY

Warranty Deed

JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

Lawrence F. Richards and Kathleen M.

Richards, husband and wife,

TO

Ed H. Filipiak and Nadine M.

Filipiak, husband and wife,

ROYAL SAVINGS & LOAN  
9226 S. Commercial Avenue  
Chicago, Ill 60617

*[Handwritten signature]*

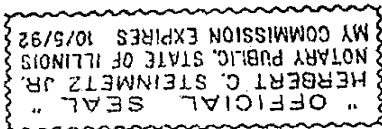
GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
1245.00  
JUN 5 1980  
DEPT. OF REVENUE

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JUN 5 1980  
DEPT. OF REVENUE  
122.50

9022939206



NOTARY PUBLIC  
Subscribed and sworn to before me  
this 31st day of May 19 90

Lawrence F. Richards  
*[Signature]*

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

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is 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.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is 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.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.

90267827

of the following reasons:  
Violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one

That the attached deed is not in  
Lawrence F. Richards, being duly sworn  
on oath, states that he resides at 21 Warren Avenue, New Lenox, IL

STATE OF ILLINOIS )  
ss. )  
COUNTY OF DEKALB )  
Document #

AFFIDAVIT - METES AND BOUNDS

RECORDER OF DEEDS OF DEKALB COUNTY

Doc # 385-1-3

# 1130580121

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