

WARRANT DEED
Statutory (ILLIN) 115
(Individual to Individual)

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90373258

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.

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THE GRANTOR S, JAMES M. MC GRATH, JR. and
PATRICIA A. MC GRATH, his wife

- DEPT-01 RECORDING \$13.25
- T#0000 TRAN 1120 08/02/90 10:56:00
- #3589 + F *-90-373258
- COOK COUNTY RECORDER

of the Village of Homewood County of Cook
State of Illinois for and in consideration of

-90-373258

Ten and no/100 (\$10.00) DOLLARS.
and other good and valuable con-in hand paid.
CONVEY and WARRANT to siderations
LAVERNE DOWNS, spinster
2319 W. 115th Street
Chicago, IL 60643
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

THAT PART OF LOT 396 IN ELMORE'S POTTAWATOMIE HILLS, A SUB-
DIVISION OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE SOUTHWEST
1/4 AND ALSO THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25,
TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERLY
CORNER OF SAID LOT 396, THENCE SOUTHEASTERLY ALONG THE SOUTH-
WESTERLY LINE OF SAID LOT, 90 FEET, THENCE NORTHEASTERLY 170.67
FEET TO A POINT IN THE SOUTH LINE OF 173RD STREET, 6.99 FEET
EAST OF POINT OF COMPOUND CURVE, THENCE IN A WESTERLY DIRECTION
ALONG CURVE HAVING A RADIUS OF 25 FEET, 6.99 FEET TO POINT OF
COMPOUND CURVE, THENCE ALONG CURVE HAVING RADIUS OF 104.31
FEET AND CONVEXED TO THE NORTHWEST AND HAVING CHORD DIMENSION
OF 73.03 FEET TO THE POINT OF TANGENCY; THENCE SOUTHWESTERLY
86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Subject to: covenants and restrictions of record and general
real estate taxes which are not currently payable.
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois.

Permanent Real Estate Index Number(s): 28-25-321-031, Volume 33

Address(es) of Real Estate: 17300 Longfellow, Hazel Crest, IL 60429

DATED this 27th day of July 1990

PLEASE
PRINT OR

James M. Mc Grath, Jr.
JAMES M. MC GRATH, JR. (SEAL)

Patricia A. McGrath
PATRICIA A. MC GRATH (SEAL)

TYPE NAME(S)

BELOW

SIGNATURE(S)

(SEAL)

(SEAL)

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
James M. Mc Grath, Jr. and Patricia A. McGrath,
his wife
personally known to me to be the same person s whose name s are subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged 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.

IMPRESS
SEAL
HERE



Given under my hand and official seal this 27th day of July 1990

Commission Expires 19 *Cheryl Kriebbaum* NOTARY PUBLIC

This instrument was prepared by Joseph R. Pigato, 20200 Ashland Avenue
Chicago Heights, IL 60411 (NAME AND ADDRESS)

MAIL TO:

Mr. Thomas Helsel
(Name)
27 E. 34th Street
(Address)
Steger, IL 60475
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Laverne Downs
(Name)
17300 Longfellow
(Address)
Hazel Crest, IL 60429
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

90373258

1325

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Warranty Deed

INDIVIDUAL TO INDIVIDUAL

JAMES M. MC GRATH, JR. and

PATRICIA A. MC GRATH

TO

JAVIERNE DOWNS

Property of Cook County Clerk's Office

90573258

GEORGE E. COLE®
LEGAL FORMS