

WARRANT DEED
Joint Tenancy of Grantees

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91214503

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 6th day of May, 1991, between ROBERT A. SCRUGGS and SANDRA SCRUGGS, his wife, 3324 N. Pioneer of the City of Chicago, in the County of Cook and State of Illinois part ies of the first part, and NICHOLAS MATOZZI and FRANCES MATOZZI, his wife, 3224 N. Pittsburgh, Chicago, Illinois 60634

(NAME AND ADDRESS OF GRANTEE(S))

parties of the second part, WITNESSETH, that the part ies of the first part, for and in consideration of the sum of TEN & NO/100 \$10.00 Dollars and other good and valuable consideration 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:

PARCEL 1:
The South 30 feet of Lot 1 in Block 13 in Feuerborn Klode's Belmont Terrace Subdivision of the Southeast 1/4 lying South of the Indian Boundary Line in Section 23, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:
That part of Lot 24, in Block 7, in George Gauntlett's Forest Drive Subdivision (hereinafter described) lying South of the North line extended West of the South 30 feet of Lot 1 in Block 13 in Feuerborn and Klode's Belmont Terrace Subdivision of the Southeast Quarter (1/4) South of the Indian Boundary Line in Section 23, Township 40 North, Range 12, East of the Third Principal Meridian, said George Gauntlett's Forest Drive Subdivision, in the West Half (1/2) of Fractional South East Quarter (1/4) North of Indian Boundary Line of Fractional Section 23, Township 40 North, Range 12, East of the Third Principal Meridian.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: Covenants, conditions and restrictions of record; private, public and utility easements; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1990 and subsequent years.

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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): 12-23-419-054 & 12-23-419-059

Address(es) of Real Estate: 3324 N. Pioneer Avenue, Chicago, Illinois 60634

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

Robert A. Scruggs (SEAL)
ROBERT A. SCRUGGS

Sandra Scruggs (SEAL)
SANDRA SCRUGGS

Please print or type name(s) below signature(s)

(SEAL)

(SEAL)

This instrument was prepared by JAMES R. CARLSON, 7601 W. Montrose Avenue, Norridge, Illinois 60634 (NAME AND ADDRESS)

Send subsequent tax bills to NICHOLAS MATOZZI, 3324 N. Pioneer, Chicago, Ill. 60634 (NAME AND ADDRESS)

Stamps Affixed to Obv # 3962592

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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, JAMES R. CARLSON, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT A. SCRUGGS AND SANDRA SCRUGGS, his wife, are 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 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 6th day of May, 19 91.

(Impress Seal Here)


Notary Public

Commission Expires July 7, 1994



Warranty Deed
JOINT TENANCY FOR ILLINOIS

TO

ADDRESS OF PROPERTY:

MAIL TO ATTORNEY'S TITLE
GUARANTY FUND, INC.
29 S. LASALLE 5th FLOOR
CHICAGO, IL 60603
312-372-8361

GEORGE E. COLE'S
LEGAL FORMS

