

UNOFFICIAL COPY

91251089

THIS DEED PREPARED BY _____ RECORDER'S USE: _____ STAMPS:
AND PLEASE RETURN TO:

Mark J. Muscarello
MUSCARELLO, CRISANTI & YOUNG
707 B Davis Road
Elgin, IL 60123
708/695-7200

DEPT-01 RECORDING 114.25
TW8880 TRAN 1185 05/28/91 11.03.00
NS373 H 11 * 91-251.089
COOK COUNTY RECORDER

WARRANTY DEED Joint Tenancy

THE GRANTORS, EVELYN LEVERENZ, a Widow, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, does hereby CONVEY and WARRANT to EVELYN LEVERENZ, a Widow, of Chicago, Illinois, DAVID A. LEVERENZ, a married man, of Elk Grove, Illinois, and DIANE PALOIAN, a married woman, of Chicago, Illinois, County of Cook, and State of Illinois, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Lot twenty three (23) in Block three (3) in L.E. Crandall's Lawrence Avenue Subdivision, being a Subdivision of the North half of the North East quarter of the North East quarter of Section seventeen (17), Township forty (40) North, Range thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 13-17-207-002-0000
CKA: 5755 W. Giddings, Chicago, 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 said premises not in tenancy in common, but in joint tenancy forever.

SUBJECT TO easements, covenants and restrictions of record and taxes for the year 1990 and all years subsequent thereto.

DATED THIS 1st DAY OF May 1991

Evelyn Leverenz
EVELYN LEVERENZ

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

THIS TRANSACTION EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT, SEC. 4, PARAGRAPH E, ANY COOK COUNTY ORD. 95104, PAR. E.
DATED: 5/14/91 SIGNED: Mark J. Muscarello

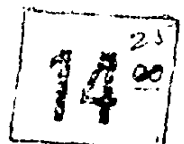
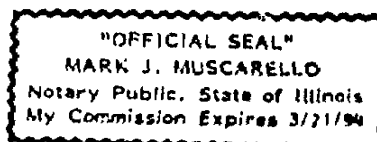
I, the undersigned, a Notary Public, in and for said County and State aforesaid, do certify that EVELYN LEVERENZ, a Widow, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, 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.

Given under my hand and notarial seal this 1st day of May, 1991.

Mark J. Muscarello (SEAL)
NOTARY PUBLIC

ADDRESS OF PROPERTY: 5755 W. Giddings, Chicago, Illinois
GRANTEES ADDRESS and EVELYN LEVERENZ
MAIL TAX BILLS TO: 5755 W. Giddings, Chicago, Illinois

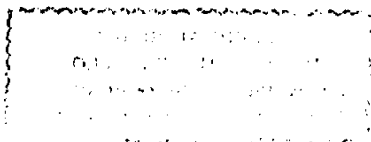
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Property of Cook County Clerk's Office

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CHICAGO TITLE AND TRUST COMPANY

111 WEST WASHINGTON STREET - CHICAGO, ILLINOIS 60602
AREA CODE 312 332-7700

RECEIVED APR 29 1991

DECEASED JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS } ss.
COUNTY OF _____

Guarantee No. _____

EVELYN LEVERENZ being duly sworn
states that she resides at 5755 W. Giddings in the City of
Chicago

That she was acquainted with ALFRED LEVERENZ
deceased who, at the time of his death, was one of the owners of the land in Cook County, Illinois,
described as:

Lot twenty three (23) in Block three (3) in L.E. Crandall's Lawrence Avenue Subdivision, being a Subdivision of the North half of the North East quarter of the North East quarter of Section seventeen (17), Township forty (40) North Range thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

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That the deceased died October 31, 1990, as evidenced by a certified copy of death certificate of the deceased attached hereto.

That the deceased died:

- Leaving no Last Will & Testament.
- Leaving a Last Will & Testament which is attached hereto to be filed in the Unproven Will Box of the Probate Division of the Circuit Court of Cook County, Illinois.
- Leaving a Last Will & Testament which was filed in the Unproven Will Box of the Probate Division of the Circuit Court of Cook County, Illinois about January 3, 1991

That the total value of the estate of the deceased, including both real and personal property owned by the deceased either individually or in joint tenancy at the time of the death of the deceased, does not exceed the sum of Fifty Thousand (\$50,000.00) and no/100 dollars.

Affiant makes this affidavit for that purpose of inducing the Chicago Title and Trust Company to issue its Title Insurance Policy, describing the above mentioned property.

Subscribed and sworn to before me by the said

Evelyn Leverenz

29 day of April, A.D. 1991

[Signature]
Notary Public

[Signature]
(Affiant's signature)
EVELYN LEVERENZ

