

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenancy

91294253

(The above space for Recorder's use only)

THE GRANTOR RICHARD M. BEFUS and PAMELA B. BEFUS, his wife, as joint tenants

of the City of Elgin County of Cook State of Illinois for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey and Warrant to ARNULFO GUTIERREZ and FAYE GUTIERREZ, husband and wife, in joint tenancy

of the City of Elgin County of Cook State of Illinois not in Tenancy in Common but in JOINT TENANCY, the following described Real Estate, to-wit:

THE NORTH 1/2 OF LOT 16 AND THE NORTH 1/2 OF LOT 17 IN PLAYGROUND PARK ADDITION TO ELGIN, ILLINOIS, BEING A SUBDIVISION IN THE WEST 1/2 SECTION 19, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$13.29
COOK COUNTY RECORDER #9460 # -91-294253
143333 TRAN 3594 06/18/91 15:37:00

91294253

Common Address: 865 Kramer Ave., Elgin, Illinois 60120

Permanent Index Number: 06-19-302-015, 06-19-302-017

situated in the City of Elgin County of Cook in the State of Illinois, hereby expressly declaring that the estate conveyed shall pass, not in tenancy in common, but in joint tenancy, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to taxes for the year 1990 and subsequent years.

Dated this 10th day of JUNE, A.D. 1991

Richard M. Befus SEAL Pamela B. Befus SEAL
Richard M. Befus SEAL Pamela B. Befus SEAL

State of Illinois } ss. I, the undersigned, a Notary Public in, and for said County and State afore said.
Kane County DO HEREBY CERTIFY that Richard M. Befus and Pamela B. Befus, his wife, as joint tenants

personally known to me to be the same persons whose name 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 10th day of JUNE, A.D. 1991



Notary Public

This Instrument was prepared by: Douglas J. Schefflow SCHEFFLOW, RYDELL, TRAVIS & SCHEFFLOW 63 Douglas Ave., Suite 200 Elgin, Illinois 60120 Phone: (708)695-2800

Addressee Address: 22 Sheridan Elgin, Illinois 60120 Send subsequent tax bills to: Arnulfo and Faye Gutierrez 865 Kramer Avenue Elgin, Illinois 60120

COOK COUNTY REAL ESTATE TRANSACTION TAX 05.67

014237

038827

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT OF REVENUE 99.00

91294253

1829

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March 1984

Property of Cook County Clerk's Office

1276-5 *[Signature]*
SCHEFFLOW, RYDELL TRAVIS
& SCHEFFLOW
ATTORNEYS AT LAW
63 DOUGLAS AVENUE - P. O. BOX 784
ELGIN, ILLINOIS 60121-0784

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

Douglas J. Scheflow

, being duly

sworn on oath, states that he resides at 2142 County Knolls Lane, Elgin, Illinois 60123

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. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. 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.
3. 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.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. 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.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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. The conveyance is made to correct descriptions in prior conveyances.
9. 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.
10. 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, or 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.

91294253

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein

[Handwritten signature]

SUBSCRIBED and SWORN to before me this 10th day of June A.D., 1991



[Handwritten signature] Notary Public

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Property of Cook County Clerk's Office

RECORDED

SEAL
MARY ALICE CLUTE
CLERK OF COOK COUNTY
JAN 10 1900