

WARRANTY DEED  
Joint Tenancy for Illinois

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THIS INDENTURE, Made this 15<sup>th</sup> day of JULY  
1991, between Gerard M. Koller and Cynthia A. Marrazzo Husband and Wife  
of the City of Chicago in the County of Cook  
and State of Illinois part ies of the first  
part, and Ronald Zaffino and Roseann Zaffino  
Husband and Wife of 10248 S. 87th Ave.  
Palos Hills, Illinois 60465  
(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 and  
00/100 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:

LOT 41 IN BLOCK 5 IN ALBERT CRANE'S SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject To: See Schedule of Exceptions attached hereto and incorporated herein.

DEPT-01 RECORDING 514.29  
T#6666 TRAN 4768 07/23/91 14:05:00  
#3105 + H \*-91-367097  
COOK COUNTY RECORDER

91367097

Above Space For Recorder's Use Only.

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SOS 5/3/68877B ✓

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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): 17-28-327-008

Address(es) of Real Estate: 3021 S. Emerald, Chicago, Illinois 60616

IN WITNESS WHEREOF, the part ies of the first part have hereunto set their hands and seals the day and year first above written.

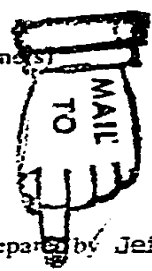
Gerard M. Koller (SEAL)  
Gerard M. Koller

Cynthia A. Marrazzo (SEAL)  
Cynthia A. Marrazzo

(SEAL)

(SEAL)

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



This instrument was prepared by Jeffrey M. Lerner Esq. 208 S. LaSalle Chicago, Il. 60604  
(NAME AND ADDRESS)

Send subsequent tax bills to Mr. Ronald Zaffino 3021 S. Emerald Chicago, Illinois 60616  
(NAME AND ADDRESS)

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STATE OF Illinois }  
COUNTY OF Cook } SS.

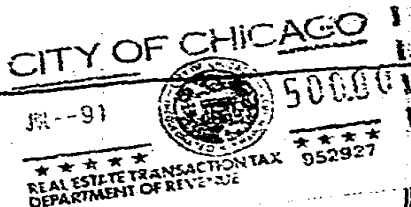
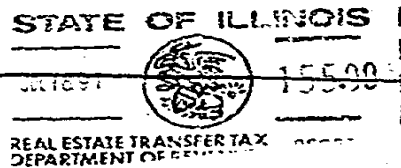
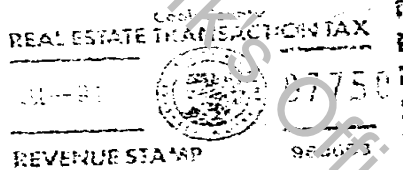
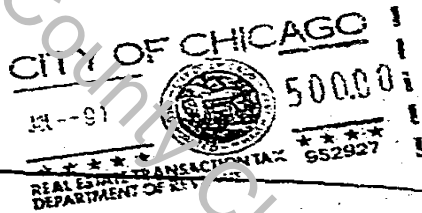
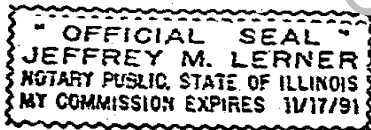
I, Jeffrey M. Lerner, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GERARD M. KOLLER AND Cynthia A. MARRAZZO, His wife personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged 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 15<sup>TH</sup> day of July, 19 91.

(Impress Seal Here)

Jeffrey M. Lerner  
Notary Public

Commission Expires \_\_\_\_\_



**Warranty Deed**  
JOINT TENANCY FOR ILLINOIS

GEORGE E. COLE  
LEGAL FORMS

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MAIL TO:

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## SCHEDULE OF EXCEPTIONS

subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (h) mortgage or trust deed specified below, if any; (i) general taxes for the year 1990 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1990;

AND

subject to the following exceptions: (i) general real estate taxes not yet due and payable, (ii) building lines and building restrictions, (iii) zoning laws and ordinances, (iv) easements for public utilities, (v) rights of the public, the municipality, the State of Illinois and adjoining owners, (vi) rights of the public utilities and quasi-public utilities, (vii) matters as shown on a plat of survey of the Real Estate,

AND

4A. Additional Title Exceptions In addition to the exceptions set forth in paragraph 1 of this Rider, the title conveyed shall be subject to covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for unconfirmed special taxes or assessments for 1990 and subsequent years, the mortgage set forth in paragraph 3 above and any ...

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