

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

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.

THE GRANTOR MOZELLE BROWN, JR.  
bachelor never married

of the CITY of CHICAGO County of COOK  
State of ILLINOIS for and in consideration of  
TEN AND NO/100 DOLLARS,  
in hand paid,

CONVEYS and WARRANT S. to

SANDRA EPPS  
3141 SOUTH RHODES AVENUE  
CHICAGO, ILLINOIS 60619

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOT 4 IN BLOCK 1 IN FRANK R. IVES RESUBDIVISION OF LOTS 15, 16, 17 AND 18 IN ANDREW'S SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE LOT DIMENSIONS ARE: 37 FEET BY 123 FEET

DEPT-01 RECORDING 425.00  
T#4444 FROM 7051 04/20/92 10:53:00  
#5396 # D # 92-254931  
COOK COUNTY RECORDER

92254931

(The Above Space For Recorder's Use Only)

92-1041

AFFIX "RIDERS" OR REVENUE STAMPS HERE

EXEMPT UNDER PARAGRAPH "E" SECTION 4

Sandra Epps  
Sandra  
GRANTOR/AGENT SIGNATURE

4-9-92  
DATE

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.

Permanent Real Estate Index Number(s): 25-26-433-020

Address(es) of Real Estate: 12512 SOUTH HARVARD CHICAGO, ILLINOIS 60628

DATED this 4<sup>th</sup> day of Feb. 1992

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
MOZELLE BROWN, JR. (SEAL) (SEAL)  
(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

MOZELLE BROWN JR.

personally known to me to be the same person whose name IS subscribed to this foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 4<sup>th</sup> day of February 1992

Commission expires 2/8 1993 Linnetta M. Jefferson  
NOTARY PUBLIC

This instrument was prepared by Dimita McIntyre  
(NAME AND ADDRESS)

MAIL TO { Sandra Epps  
4010 W. 188<sup>th</sup> ST.  
COUNTRY CLUB HTS, ILL. 60478  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Sandra Epps  
4010 W. 188<sup>th</sup> ST.  
COUNTRY CLUB HTS, ILL. 60478  
(City, State and Zip)

25.00

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Warranty Deed

JOINT TENANCY  
INDIVIDUAL CO-INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

1000-1000

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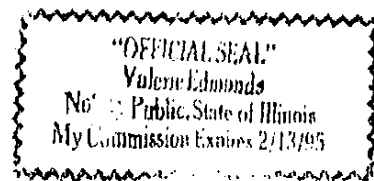
9 2 2 5 4 9 3 1

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2/4, 1992 Signature: [Signature]  
Grantor or Agent

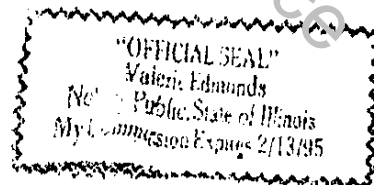
Subscribed and sworn to before me by the said [Signature] this 4th day of February, 1992.  
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 2/4, 1992 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 4th day of February, 1992.  
Notary Public [Signature]



92254931

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or AFS to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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