

WARRANTY DEED
Joint Tenancy
Statutory (ILL.)(Ord.)
(Individual to Individual)

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33528143

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, **VERA KOZNATZ**, a Widow

of the City of Chicago County of Cook
State of Illinois for and in consideration of
TEN & NO/100THS (\$10.00) DOLLARS,
& other good & valuable consideration in hand paid,
CONVEY and WARRANTS to
MARIA KAPECHUK
5408A N. Artesian Avenue
Chicago, IL 60625

DEPT-01 RECORDING \$25.50
T30000 TRAM 2461 07/09/93 12:48:00
00164 * 93-528143
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES)

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:

PARCEL 1: The West 20 feet of the North $\frac{1}{2}$ of that part of Lots 15, 16 and 17, taken as one tract lying East of a line drawn from a point on the North line of said tract 55.20 feet West of the North-east corner thereof to a point on the South line of said tract 57.08 feet West of the Southeast corner thereof, all in Fred W. Brummell and Company's second Lincoln-Bryn Mawr Western Subdivision of the West 330 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: The North 10.0 feet of the South 75.50 feet of the West 23.75 feet of Lots 15, 16 and 17, taken as one tract, in Fred W. Brummell and Company's second Lincoln-Bryn Mawr Western Subdivision, aforesaid.

PARCEL 3: Easements appurtenant to and for the benefit of Parcels 1 and 2 as defined and set forth in the Declaration recorded as Document No. 16610392, for ingress and egress, all in Cook County, 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 forever.

Permanent Real Estate Index Number(s): 13-12-217-039-0000 VOL. 332

Address(es) of Real Estate: 5408A N. Artesian Avenue, Chicago, IL 60625

DATED this 14th day of June 1993

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
VERA KOZNATZ (SEAL) _____ (SEAL)

93528143 (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
VERA KOZNATZ, a Widow

OFFICIAL SEAL
WARREN C. DULSKI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JULY 31, 1995

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 official seal, this 14th day of June 1993

Commission expires July 31, 1995
Warren C. Dulski
NOTARY PUBLIC

This instrument was prepared by WARREN C. DULSKI, 4108 N. Cicero Avenue, Chicago, IL 60641
Attorney at Law (NAME AND ADDRESS)



MAIL TO
MARIA KAPECHUK
(Name)
5408A North Artesian Avenue
(Address)
Chicago, Illinois 60625
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
MARIA KAPECHUK
(Name)
5408A N. Artesian Avenue
(Address)
Chicago, Illinois 60625
(City, State and Zip)

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 4. REAL ESTATE TRANSFER ACT
6/14/93
DATE BUYER/SELLER/REPRESENTATIVE

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 200.295, CHICAGO TRANSACTION TAX.
6/14/93
DATE BUYER/SELLER/REPRESENTATIVE

2550

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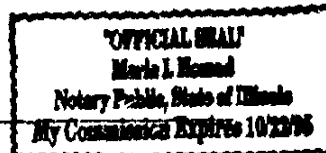
STATEMENT BY GRANTOR AND GRANTEE

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 6/14, 19 93 Signature: Vera Koznatz
Grantor or Agent

Subscribed and sworn to before me by the said GRANTOR this 14th day of JUNE, 19 93.

Notary Public Maurice J. Howard

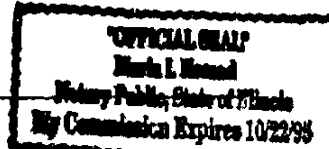


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 6/14, 19 93 Signature: Vera Koznatz
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 14th day of JUNE, 19 93.

Notary Public Maurice J. Howard



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 ABI 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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