

WARRANTY DEED
Joint Tenancy—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 (NAME AND ADDRESS):
MCGUIRE GIBSON as Trustee under
The McGuire Gibson Living Trust,
dated September 2, 1994
3714 North Fremont,
Chicago, Illinois 60613

DEPT-01 RECORDING \$23.00
70012 TRAM 5790 08/11/95 13:13:00
1088 + JM *-95-532015
COOK COUNTY RECORDER

95532015

(The Above Space For Recorder's Use Only)

of the City of Chicago County
of Cook State of Illinois
for and in consideration of TEN DOLLARS, (\$10.00)
in hand paid, CONVEY and WARRANT to

JOSEPH E. SIMON and THERESA BALAGTAS-SIMON
3717 North Seminary, Chicago, Illinois 60613

(NAME 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: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exempt 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: General taxes for 1994 & 1995 and subsequent years and Building Line 10 feet back from street line as established by agreement recorded September 8, 1897 as Document No. 2585385, covenants, conditions and restrictions of record, private, public and utility easements, roads and highways, party wall rights and agreements, existing leases, easements, if any, special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments. *Other than Seller's occupancy.

Permanent Index Number (PIN): 14-20-221-034-0000
Address(es) of Real Estate: 3714 North Fremont, Chicago, Illinois 60613

DATED this 27th day of July 1995

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

McGuire Gibson as Trustee under The McGuire Gibson Living Trust dated September 2, 1994 (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 McGuire Gibson as Trustee under The McGuire Gibson Living Trust, dated September 2, 1994



IMPRESS SEAL HERE

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 he signed, sealed and delivered the said instrument as his 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 27th day of July 1995

Commission expires 9/9 1997 Marilyn Sappington

This instrument was prepared by Bradley D. Kaplan, Esq., MASUDA, YONAI, EIPERT & MITCHELL, LTD. One East Wacker Drive, Suite 3200, Chicago, Illinois 60601

REBN 7569014 1053

95532015

235

UNOFFICIAL COPY

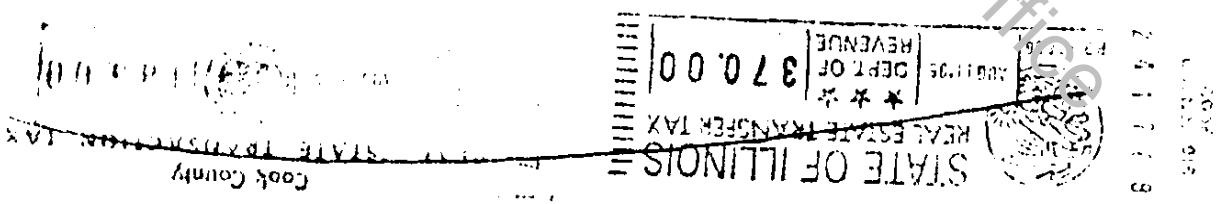
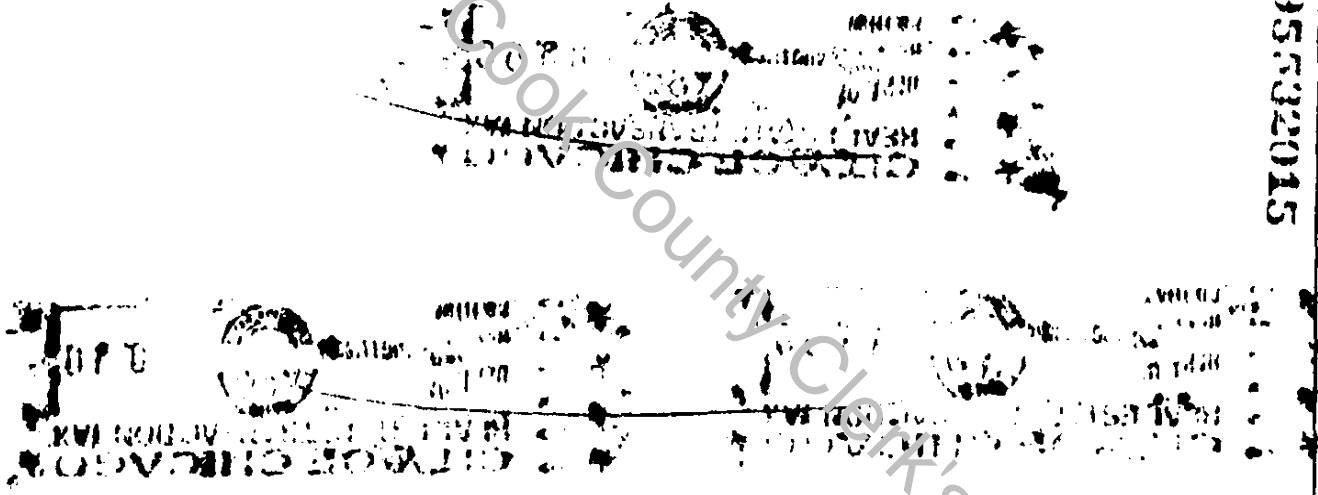
Legal Description

of premises commonly known as 3714 North Fremont, Chicago, Illinois 60613

Lot 3 in Wendorf's Subdivision of the East 125 feet of the South 224 feet (except part dedicated for alley) of Block 10 Laflin, Smith and Dyer's Subdivision of the North East Quarter (except the 1.28 acres in the North East corner) of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

95532015



SEND SUBSEQUENT TAX BILLS TO

MAIL TO {
Thomas C. Hunt (Name)
211 W. Grand Ave (Address)
Bensenville, Ill. (City, State and Zip)

Joseph Simon (Name)
3714 N. Fremont (Address)
Chicago, IL 60613 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

BOX 333-CTI