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Form No. 130  
AMERICAN LEGAL FORMS, CHICAGO, ILL.

**WARRANTY DEED**  
**Joint Tenancy--Statutory**  
**(ILLINOIS)**  
**(Individual to Individual)**

CAUTION: Consider a power before using or acting under the form hereof. The subscriber has the burden of the facts stated and warrants thereon, including any warranty of merchantability or fitness for a particular purpose.

**THE GRANTOR (NAME AND ADDRESS):**

EVERETT A. CONNER and SUSAN E. CONNER, his wife, of 5227 N. Glenwood, Chicago, Illinois 60640-2216

DEPT-01 RECORDING 423.00  
190012 TRAN 6405 09/13/95 11:28:00  
6286 & CG \*-95-614666  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the \_\_\_\_\_ City \_\_\_\_\_ of \_\_\_\_\_ Chicago \_\_\_\_\_ County  
of \_\_\_\_\_ Cook \_\_\_\_\_ State of \_\_\_\_\_ Illinois

for and in consideration of \_\_\_\_\_ and no/100s (\$10.00 DOLLARS), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

L. MATTHEW NYGREN and DOROTHY JANE NYGREN, his mother, of 1504 B Topp Lane, Chicago, Illinois 60025

**(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 Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy so ever. SUBJECT TO: General taxes for 1994, second record; and subsequent years and covenants, conditions and restrictions of installment, 1995 record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments;

Permanent Index Number (PIN): 14-08-125-010-0000

Address(es) of Real Estate: 5227 N. Glenwood, Chicago, Illinois 60640-2216

DATED this \_\_\_\_\_ day of August 1995

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

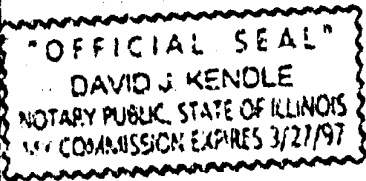
EVERETT A. CONNER (SEAL)

SUSAN E. CONNER (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 EVERETT A. CONNER and SUSAN E. CONNER, his wife



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 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 \_\_\_\_\_ day of August 1995

Commission expires 3-27 1997

David J. Kendle Notary Public

This instrument was prepared by Flucher, Randle & Wahler, 221 N. LaSalle St., Ste. 3410, Chicago, Illinois 60601 (NAME AND ADDRESS)

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75 60526 AB 92500 55

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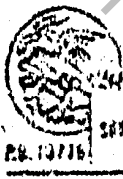
## Legal Description

of premises commonly known as 5227 N. Glenwood, Chicago, Illinois 60640-2216

THE NORTH 5 FEET OF LOT 35 AND ALL OF LOT 36 IN BLOCK 13 IN COCHRAN'S THIRD ADDITION TO EDGEWATER, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COOK  
CO. NO. 218

057454



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE  
290.00

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE  
STATE DEPT. OF REVENUE  
145.00



145.00

7250

7250

7250

95611666

Jerome W. Pinderski, Jr., Esq.

Pinderski & Pinderski, Ltd.

(Name)

115 West Colfax Street

(Address)

Palatine, Illinois 60078-0829

(City, State and Zip)

AND SUBSEQUENT TAX BILLS TO

L. Matthew Nygren

(Name)

5227 N. Glenwood

(Address)

Chicago, Illinois 60640-2216

(City, State and Zip)

MAR 70

CR

RECORDS OFFICE NO.

BOX 333-CTI