

UNOFFICIAL COPY

7579653-4016
WARRANTY DEED - JOINT TENANCY

95884594

THE GRANTORS, STANLEY T. WICHERT and PATRICIA A. WICHERT, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid CONVEYS AND WARRANTS to EDWARD M. DROZD and ANTOINETTE L. DROZD, husband and wife, the following described Real Estate situated in Cook County, Illinois, to-wit:

SEE OVER FOR LEGAL DESCRIPTION, COMMON ADDRESS AND PERMANENT TAX INDEX NUMBER.

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 as joint tenants with right of survivorship and not as tenants in common.

SUBJECT TO: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances; zoning laws and ordinances but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; existing tenancies.

DATED this 29th day of November, 1995.

Stanley T. Wichert (SEAL)
STANLEY T. WICHERT

Patricia A. Wichert (SEAL)
PATRICIA A. WICHERT

73.1

In the STATE OF ILLINOIS, COUNTY OF COOK: I, the undersigned, a Notary Public in and for the State aforesaid, DO HEREBY CERTIFY that the above named Grantors, personally known to me to be the same persons whose names are 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 notarial seal this 29th day of November, 1995.

[Notarial] OFFICIAL SEAL
ALAN J. BERNICK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-4-98

Alan J. Bernick
Notary Public

95884594

NAME AND ADDRESS OF GRANTEEES AND TAXPAYER:

EDWARD M. and ANTOINETTE L. DROZD, 1321 W. 31 ST., Chicago, IL 60608

MAIL TO:
MARC S. LEVIN, Attorney at Law
2824 South 17th Avenue
Broadview, IL 60153

THIS DEED PREPARED BY:
ALAN J. BERNICK, Attorney at Law
5500 South Sawyer Avenue 60629
Chicago, IL 60629
Phone: (312) 434-4500; FAX: (312) 436-8886

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Lot 14 in Block 1 in Springer and Fox's Addition to Chicago, said Addition is laid out on the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 1321 West 31st Street
Chicago, Illinois 60608

Permanent Tax Index Number: 17-32-103-016-0000

95884594

Property of Cook County Clerk's Office

17-32-103-016-0000
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 19 95 DEPT OF REVENUE
\$ 80.00
PA 10985
246419
COOK 016

