

# UNOFFICIAL COPY

WARRANTY DEED  
JULY 1993  
STATUTORY (ILLINOIS)  
(Individual to Individual)  
CAUTION: Consult a lawyer before using or acting under this form. Neither the State nor the County makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.  
THE GRANTOR(S), EDWARD J. BALABAN and MARY ANN BALABAN, HIS WIFE,  
of the CITY of CHICAGO, County of COOK, State of ILLINOIS, for and in consideration of TEN DOLLARS & 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to JUAN C. OROZCO and GLORIA OROZCO, HIS WIFE, 4517 N. SAWYER CHICAGO, ILL. 60625  
(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 39 AND THE SOUTH 10 FEET OF LOT 40 IN BLOCK 3 IN CRANDELL'S SUBDIVISION OF BLOCKS 3 AND 18 OF MONTROSE, IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
SUBJECT TO: PUBLIC AND UTILITY EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS.  
This document is being recorded to place in the chain of title 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 to in joint tenancy in common, but in joint tenancy forever. SUBJECT TO: covenants, conditions, and restrictions of record.  
Document No(s) X X and to General Taxes for 1994 & 1993 and subsequent years.  
Permanent Real Estate Index Number(s): 13-15-105-041  
Address(es) of Real Estate: 4716 N. KENNETH CHICAGO, ILLINOIS 60630  
DATED this 18th day of AUGUST 1994  
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
EDWARD J. BALABAN MARY ANN BALABAN  
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 EDWARD J. BALABAN and MARY ANN BALABAN, HIS WIFE, are personally known to me to be the same person s whose name s 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 official seal, this 18th day of AUGUST 1994  
Commission expires APRIL 8, 1997  
This instrument was prepared by RICHARD P. BYRNE 5443 N. LINCOLN CHICAGO, ILL. 60625  
P. JEROME JAKUBCO  
2224 W. IRVING PARK ROAD  
CHICAGO, ILLINOIS 60618  
MAIL TO }  
SEND SUBSEQUENT TAX BILLS TO  
JUAN OROZCO  
4716 N. KENNETH  
CHICAGO, ILLINOIS 60630  
OR RECORDER'S OFFICE BOX NO.

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REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE

538.25

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
143.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
94825.01

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
518.25

95120435

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Warranty Deed

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS

1994 SEP 21 PM 1:55

94825104

40552836

COOK COUNTY RECORDER

RECORD # 1117 9-21-94 1:55 PM

INDEXED 1994 SEP 21 PM 1:55

94825104

SEP 21 1994