

UNOFFICIAL COPY

95322686

WARRANTY DEED

JOINT TENANCY
ILLINOIS STATUTORY

MAIL TO: 75-41-161-111

Warren Brubaker
Brubaker & Motto
770 N. Halsted, Suite 205
Chicago, Illinois 60622

DEPT-01 RECORDING \$23.00
T#0012 TRAN 472 05/17/95 09:36:00
#1824 + JM *-95-322686
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

Abel Zepeda
2932 N. Keating
Chicago, Illinois 60625 60641

RECORDER'S STAMP

2300

THE GRANTOR(S) Carmen Colon, divorced and not since remarried
of the city Chicago County of Cook State of Illinois
for and in consideration of Ten and no/100 DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to Abel Zepeda and Gloria de Zepeda, husband and wife
and Adrian Zepeda and Esmeralda Zepeda
(GRANTEES' ADDRESS) 4436 N. Ashland
of the city Chicago County of Cook State of Illinois
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 319 IN KOESTER AND ZANDER'S SECTION LINE ADDITION IN THE NORTH
1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
OF THE NORTHWEST 1/4

NOTE: If additional space is required for legal - attach on separate
8-1/2" x 11" sheet with a minimum of 1/2" clean margin on all sides.

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 forever

Permanent Index Number(s): 13-27-115-028-000

Property Address: 2932 N. Keating, Chicago, Illinois 60635 60641

Dated this 28th day of April 19 95.

Carmen Colon (Seal) _____ (Seal)
Carmen Colon (Seal) _____ (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1158

BOX 333-CTI

95322686

UNOFFICIAL COPY

STATE OF ILLINOIS)
County of _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

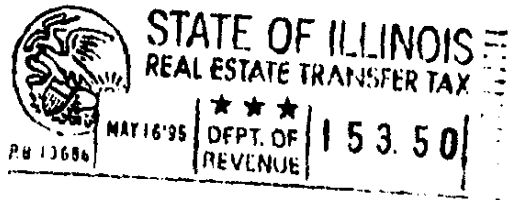
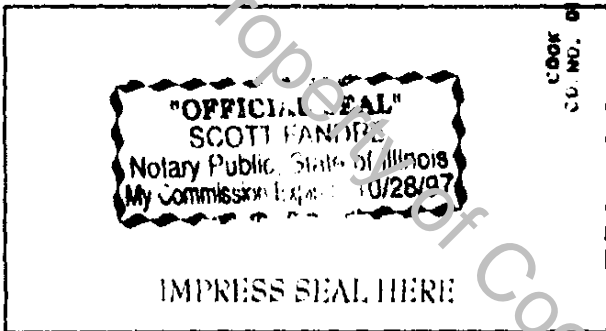
Carmen Colon

personally known to me to be the same person whose name 15 subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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 notarial seal, this 23th day of April, 19 95.

Scott Fandre

My commission expires on 10-28, 19 97. Notary Public



COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

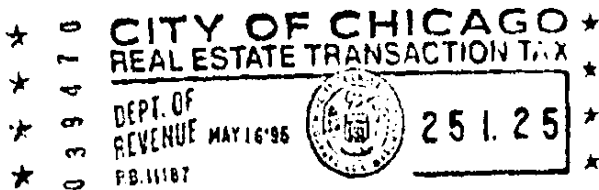
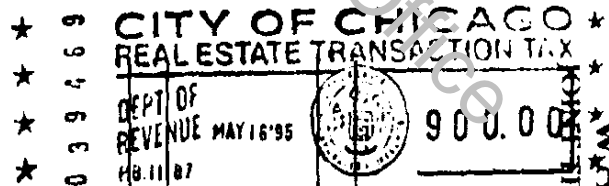
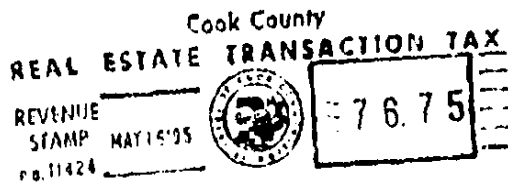
NAME and ADDRESS OF PREPARER:
Scott Fandre
1241 Coldspring Rd.
Elgin, Illinois 60120

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-50(2)) and name and address of the person preparing the instrument: (55 ILCS 5/3-50(2)).

95322686



TO FROM

WARRANTY DEED
TENANCY ILLINOIS STATUTORY