

UNOFFICIAL COPY

95349770

7543650
45215713

WARRANTY DEED

THE GRANTOR, Rose E. Rauba, a widower, of 1009 West 61st Street, LaGrange Highlands, Illinois 60525 for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to William A. Kowalski and Sandra E. Kowalski, of 414 South Bodin, Hinsdale, Illinois 60521

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:

The west 82.5 feet of the northeast 1/4 of the northwest 1/4 of the southeast 1/4 of the southeast 1/4 (except the north 33 feet) in Section 17, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, IL.

Subject To: Covenants, conditions and restrictions of record; private, public and utility easements roads and highways, if any, special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; general taxes for the year 1994 and subsequent years

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 Real Estate Index No.: 18-17-403-005
Common Address: 1009 West 61st Street, LaGrange Highlands, Illinois 60525

DATED this 2nd day of May, 1995

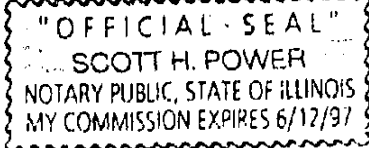
Rose E. Rauba by Dennis Rauba
Rose E. Rauba, by Dennis Rauba Attorney in Fact

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 Dennis Rauba, as Attorney in Fact for Rose E. Rauba, 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 2nd day of May, 1995 My commission expires:

6-12-97



[Signature]
Notary Public

This instrument was prepared by:
Scott H. Power
521 South LaGrange Road
Suite 201
LaGrange, Illinois 60525

After recording mail to:
Sandra E. Kowalski
414 South Bodin
Hinsdale, IL. 60521

DEPT-01 RECORDING \$25.00
T#0012 TRAN 4369 05/30/95 14:23:00
46998 JJ #-95-349770
COOK COUNTY RECORDER

95349770

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK
CO. NO. 018
228363



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY 17 '35
DEPT. OF REVENUE 230.00

156261

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP MAY 17 '35
P.O. 11424



115.00

95349770

1935

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

The undersigned, being duly sworn on oath, states that
1009 W 61st St LaGrange, Ill That the
 attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

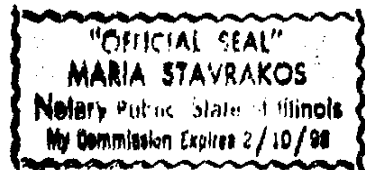
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]
 Agent for [Name]

SUBSCRIBED and SWORN to before me,

this 7 day of March, 1995
[Signature]
 Notary Public



35349770

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
JAN 1 1997
PROPERTY OF COOK COUNTY CLERK'S OFFICE