

# UNOFFICIAL COPY

96468331

ILLINOIS STATUTORY  
WARRANTY DEED  
Individual to Individual  
Joint Tenancy

\*\*\*\*\*  
RETURN TO: Mila Novak  
2300 Lake St.  
Melrose Park, IL. 60160

SEND SUBSEQUENT TAX BILLS TO:  
Sebastian Valenzuela  
821 N. Wolf Rd.  
Leyden, Illinois, 60164

. DEPT-01 RECORDING \$25.50  
. T#0014 TRAN 6162 06/19/96 09:01:00  
. #2140 # JW \*-96-468331  
. COOK COUNTY RECORDER

THE GRANTOR,

Rosa H. Contreras (A widow), of Leyden, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to

Sebastian Valenzuela, Micaela Valenzuela, Aurea Valenzuela, Pablino Payan ~~and~~  
~~MARCIA PAYAN~~  
3006 Bright  
Franklin Park, Illinois, 60131

2550  
PD

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate to wit:

\*\*\*see attached legal description\*\*\*

Subject to the general real estate taxes for the years 1995, 1996 & subsequent years, and to the restrictions, conditions, covenants & easements of record.

Situated in the County of Cook in the State of Illinois, 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 common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 12-29-310-040 Vol. No. 070

Address(es) of Real Estate: 821 N. Wolf Rd., Leyden, Illinois, 60164

Dated this 7th day of June, 1996

Rosa H. Contreras (SEAL)  
Rosa H. Contreras

\_\_\_\_\_ (SEAL)

FIRST AMERICAN TITLE INSURANCE # 214489 1995

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State of Illinois )  
County of DuPage ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that

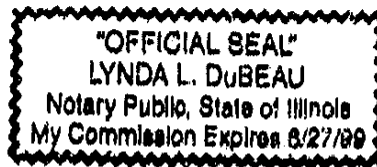
Rosa H. Contreras (a widow)

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 she signed, sealed and delivered the said 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 official seal, this 7th day of June, 1996

Commission expires 6/27, 1999

Lynda L. DuBeau  
NOTARY PUBLIC



AFFIX TRANSFER STAMPS ABOVE  
OR

100-33031

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under paragraph \_\_\_\_\_, Section 4 of said Act.

Date: \_\_\_\_\_, 1996.

This instrument was prepared by Lance W. Kupisch, 201 N. Church Rd., Bensenville, IL. 60106.

100-33031

RECORDED IN COOK COUNTY CLERK'S OFFICE

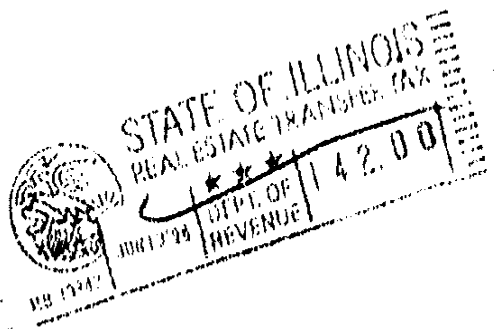
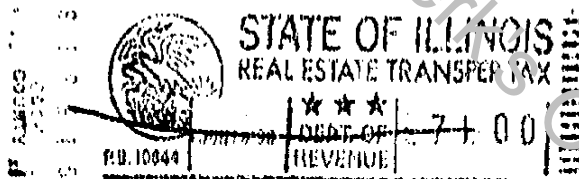
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## LEGAL DESCRIPTION

Lot 24 (except the south 44 feet thereof) and the south 28 feet of Lot 23 in Block 3, in 2nd Addition to Grand Avenue Highlands, being a subdivision of that part of the southwest 1/4 of Section 29, Township 40 North, Range 12, east of the Third Principal Meridian, described as follows: commencing at the northeast corner of the southwest 1/4 of said Section, thence east on the north line of said southwest 1/4 of Distance of 670.5 feet to a point, thence south a distance of 1145.15 feet to a point, said point being 670.84 feet east of the west line of said Section and 176.0 feet north of the south 1/2 of the southwest 1/4 thence west a distance of 670.84 feet to a point on the west line of said Section, said point being 1145.21 feet south of the northwest corner of the southwest 1/4 of said Section, thence north on said Section line to a point of beginning in Cook County, Illinois, according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, in Document Number 1446901, in Cook County, Illinois.

P.I.N. 12-29-310-040 Vol. No.: 070

Property Address: 821 N. Wolf Rd., Leyden, IL 60164



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Property of Cook County Clerk's Office

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