

# UNOFFICIAL COPY

## Warranty Deed

96579246

Statutory (ILLINOIS)

(Individual to Individual)

DEPT-01 RECORDING \$23.50  
 T0011 TRAN 2716 07/29/96 16:04:00  
 19910 RV \*-96-579246  
 COOK COUNTY RECORDER

THE GRANTOR Joseph Fabiani, Jr. and Shirley Fabiani, his wife  
1801 North 20th Avenue  
 of the Village of Melrose Park of Cook State of Illinois  
 for and in consideration of Ten (20.00) and No/100----- DOLLARS,  
 and other good and valuable consideration----- in hand paid,

CONVEY S and WARRANT S to Louis Filskov  
 (NAMES AND ADDRESS OF GRANTEE)  
1818 North 14th Avenue, Melrose Park, Illinois 60160  
 the following described Real Estate situated in the County of Cook in the  
 State of Illinois, to wit:

LOT 140 (EXCEPT THE NORTH 24 FEET THEREOF) IN NORTH AVENUE  
 ADDITION TO MELROSE PARK, A SUBDIVISION OF THE NORTH 63 ACRES  
 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, restrictions of record and general  
 real estate taxes for the year 1995 and subsequent years.

COMMONLY KNOWN AS: 1801 North 20th Avenue, Melrose Park, Illinois 60160

P.I.N.: 15-03-105-035-0000

**ATTORNEYS' NATIONAL  
 TITLE NETWORK**

96579246

23.50  
 \$13

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
 Illinois.

DATED this 12th day of July 19 96

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

_____ (Seal)	_____ (Seal)
<u>Joseph Fabiani, Jr.</u>	<u>Shirley Fabiani</u>
<u>Joseph Fabiani, Jr.</u> (Seal)	<u>Shirley Fabiani</u> (Seal)

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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 Joseph Fabiani, Jr. and Shirley Fabiani, his wife

"OFFICIAL SEAL" personally known to me to be the same person s whose name s are Ronald M. Serpico and Shirley Fabiani subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t h e y 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 12th day of July 19 96

Commission expires July 15th, 2000 ~~1998~~

NOTARY PUBLIC

This instrument was prepared by Ronald M. Serpico, 1807 North Broadway Melrose Park, Illinois 60160 (NAME AND ADDRESS)

ADDRESS OF PROPERTY:  
1801 North 20th Avenue  
Melrose Park, Illinois 60160

Robert Vlach  
(Name)

6904 West Cermak  
(Address)

Berwyn, Illinois 60402  
(City, State and Zip)

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Louis Filskov  
(Name)  
1801 North 20th Avenue  
(Address)  
Melrose Park, Illinois 60160



OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

075403

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JUL 23 1996  
199.50

049001

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JUL 23 1996  
99.75

96579246