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AMERICAN LEGAL FORMS CHICAGO, IL (312) 372-1922

WARRANTY DEED Statutory (ILLINOIS) (General)

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96638808

THE GRANTOR (NAME AND ADDRESS)

EILEEN T. CARLSON, divorced
and not since remarried and
HARRY F. PEARSON, a widower,
1033 W. Dakin St. Chicago,
Illinois 60613

DEPT-01 RECORDING \$23.00
T40012 TRAN 1765 08/20/96 13:11:00
#9763 CG #-96-638808
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the _____ city _____ of _____ Chicago _____ County
of Cook _____ State of Illinois _____

for and in consideration of TEN & 00/100--- DOLLARS, and other valuable considera-
in hand paid, CONVEY and WARRANT to MARTIN F. MCGRATH,

3520 N. Lake Shore Drive, Chicago, IL 60657

96049287 96260887 1 of 2

0300 RP

(NAME AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead
Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1995 and subsequent years and
(a) covenants, conditions and restrictions of record; (d) existing leases
and tenancies; (i) general taxes for the year 1995 second installment and
subsequent years; so long as the foregoing does not affect purchasers use
and enjoyment of the real estate.

Permanent Index Number (PIN): 14-20-205-007

Address(es) of Real Estate: 1033 W. DAKIN STREET, CHICAGO, IL 60613

DATED this _____ day of August 1996

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Eileen T. Carlson (SEAL) Harry F. Pearson (SEAL)
EILEEN T. CARLSON HARRY F. PEARSON

(SEAL) _____ (SEAL)

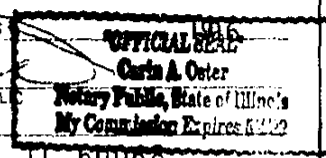
State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that EILEEN
T. CARLSON, divorced and not since remarried and
HARRY F. PEARSON, a widower,
personally known to me to be the same persons whose names are
subscribed 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 16th day of August
Commission expires 5/4 1999

This instrument was prepared by John E. Witaneen, GOODMAN & WITANEEN
(NAME AND ADDRESS)



IMPRESS SEAL HERE



BOX 333-CTI

96638808

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Legal Description

of premises commonly known as 1033 W. DAKIN STREET, CHICAGO, ILLINOIS 60613

THE WEST 18 FEET OF LOT 25 AND THE EAST 12 FEET OF LOT 26 IN GILBERT W. WEEKS SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

★ 0925913
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE AUG 20 '96 ★
★ PB. 11153 ★

999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE
AUG 20 '96
325.00

★ 0925913
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE AUG 20 '96 ★
★ PB. 11153 ★

999.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP AUG 20 '96
PB. 11424
162.50

★ 0925913
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE AUG 20 '96 ★
★ PB. 11153 ★

439.50

808832996

SEND SUBSEQUENT TAX BILLS TO:

Martin McGrath

MAIL TO:

William McGrath
Attorney at law
(Name)
203 N. LaSalle St. #1650
(Address)
Chicago, IL 60601
(City, State and Zip)

(Name)
1033 W. Dakin Street
(Address)
Chicago, IL 60613
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____