

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 810  
November 1994

**WARRANTY DEED**  
~~JOINT TENANTS~~  
**Statutory (ILLINOIS)**  
**(Individual to Individual)**

36668693

**CAUTION:** Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR(S) Eric C. Smith, divorced, not since remarried

of the Village Forest Park of Cook County of Cook State of Illinois for and in consideration of Ten and No/100 (\$10.00)----- DOLLARS, and other good and valuable considerations \_\_\_\_\_ in hand paid,

DEPT-01 RECORDING \$25.50  
T#0010 TRAN 5986 08/30/96 15:50:00  
#7343 CJ \*-96-668693  
COOK COUNTY RECORDER

CONVEY(S) \_\_\_\_\_ and WARRANT(S) \_\_\_\_\_ to BRIAN PETTY AND PATTI JUKICH, as husband and wife, not as Joint Tenants or Tenants in Comor., but as Tenants by the Entirety. 7245-A Franklin Street, Forest Park, Illinois (Names and Address of Grantees) ~~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:

Above Space for Recorder's Use Only



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
\$78.50

2550  
60883363

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. \* as husband and wife, not as Joint

Permanent Real Estate Index Number(s): 15-12-404-032 Tenants or Tenants in Entirety Common, but as Tenants by the

Address(es) of Real Estate: 7245 A. Franklin Street, Forest Park, Illinois 60130

DATED this: 29th day of July 1996  
Eric C. Smith (SEAL) \_\_\_\_\_ (SEAL)

Please print or type name(s) below signature(s)  
Eric C. Smith \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)

State of Illinois, County of \_\_\_\_\_ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric C. Smith, divorced, not since remarried

IMPRESS SEAL HERE

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.

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Warranty Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

SUBJECT TO THE FOLLOWING IF ANY:

GENERAL REAL ESTATE TAXES FOR THE YEAR 1995 AND SUBSEQUENT YEARS;  
PURCHASERS' MORTGAGE; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET  
COMPLETED; BUILDING LINES AND BUILDING RESTRICTIONS OF RECORD; ZONING AND  
BUILDING ORDINANCES; ROADS AND HIGHWAYS; PRIVATE, PUBLIC AND UTILITY  
EASEMENTS OF RECORD; PARTY WALL RIGHTS AND AGREEMENTS; COVENANTS, CONDITIONS  
AND RESTRICTIONS OF RECORD (NONE OF WHICH PROVIDE FOR REVERTER).

Given under my hand and official seal, this 29TH day of JULY 19 96  
Commission expires \_\_\_\_\_ 19\_\_\_\_  
Notary Public, State of Illinois  
EX-195 02/23/97  
NOTARY PUBLIC

This instrument was prepared by John F. Morreale, Atty., 449 Taft Ave., Glen Ellyn, IL  
(Name and Address) 60137

SEND SUBSEQUENT TAX BILLS TO:

BRIAN PETTY  
(Name)

7245-A FRANKLIN STREET  
(Address)

FOREST PARK, ILLINOIS  
(City, State and Zip)

MAIL TO:

TE. [Signature]  
(Name)  
102 W. [Signature]  
(Address)  
St Charles Illinois 60174  
(City, State and Zip)

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

96080996

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PARCEL 1: THE SOUTH 18.0 FEET OF THE NORTH 91.72 FEET (EXCEPTING THEREFROM THE WEST 66.40 FEET) OF LOTS 6 AND 9 AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 6 AND 9, TAKEN TOGETHER AS A SINGLE TRACT OF LAND, IN BLOCK 2 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FOREST GLEN TOWNHOMES DATED FEBRUARY 13, 1989 AND RECORDED FEBRUARY 27, 1989 AS DOCUMENT 89085700 AND AMENDMENT RECORDED JUNE 22, 1990 AS DOCUMENT 90299442.

Cook County Clerk's Office

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