

UNOFFICIAL COPY

WARRANTY DEED

Tenancy by the Entirety

96096685

GRANTOR, RICHARD J. JUSZCZAK and REIDUN JUSZCZAK, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey and Warrant to *** , husband and wife, of the City of Chicago, County of Cook, State of Illinois, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, the following described Real Estate, to-wit:

*** RUDYARD E. URIAN AND NORMA F. URIAN
LOT 13 (EXCEPT THE NORTH 22 FEET 6 INCHES THEREOF), ALL OF LOT 14 AND THE NORTH 2 FEET OF LOT 15 IN BLOCK 10 IN J.E. WHITE'S 2ND RUTHERFORD PARK ADDITION, A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 22.28 CHAINS) IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$23.50
7:50:11 TRAN 0260 02/05/96 15:26:00
#6399 # DT *-96-096685
COOK COUNTY RECORDER

Covenants of Warranty subject to the following:

- (A) general Real Estate taxes;
- (B) special assessments;
- (C) building set-back lines and use or occupancy restrictions;
- (D) covenants, conditions and restrictions of record;
- (E) zoning laws and ordinances;
- (F) easements for public utilities, provided they do not underlie the existing improvements except fences and portable sheds;
- (G) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; and
- (H) if the Real Estate is other than a detached single-family home: party walls, party wall rights and agreements, terms, provisions, covenants and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easements established by or implied from the said Declaration of Condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments due after the date of closing.

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situated in the City of Chicago, County of Cook in the State of Illinois, hereby expressly declaring that the estate conveyed shall pass, not in joint tenancy or in tenancy in common, but in tenancy by the entirety, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Real Estate Tax #13-31-319-031
Property Address: 1718 North Newcastle Avenue, Chicago, Illinois 60635

Dated this 2nd day of February A.D. 1996

Richard J. Juszczak (SEAL) *Reidun Juszczak* (SEAL)
Richard J. Juszczak Reidun Juszczak

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

The foregoing instrument was acknowledged before me this 2nd day of February, 1996 by Richard J. Juszczak and Reidun Juszczak.

"OFFICIAL SEAL"
CLARKE R. MARQUIS
Notary Public, State of Illinois
My Commission Expires 8-4-98

Clarke R. Marquis
Notary Public

Instrument prepared by:
Clarke R. Marquis
P.O. Box 168, St. Charles, IL 60174

Grantee's Address:
2340 North Mobile, Chicago, IL 60639

Return recorded deed to:
Attorney Thomas L. Demas
6821 W. North Ave., #201, Oak Park, IL 60302

Send subsequent tax bills to:
Rudy Urian
1718 No. Newcastle Ave., Chicago, IL 60635

To
Box 32

96096685

