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96262763

QUIT CLAIM DEED

THE GRANTORS,
JAMES J. GRAMMAS and
PATRICIA A. GRAMMAS, his wife, of
the Village of Westchester,
County of Cook, State of
Illinois, for the consideration
of \$10 & other good and valuable
consideration in hand paid,
CONVEY and QUIT CLAIM to

DEPT-01 RECORDING \$25.50
T#0014 TRAN 3782 04/08/96 13:50:00
#0103 + JW *-96-262763
COOK COUNTY RECORDER

JAMES J. GRAMMAS and PATRICIA GRAMMAS,
Trustees, or their successors in trust, under
the JAMES J. GRAMMAS LIVING TRUST, dated
May 26, 1995, and any amendments
thereto, all interest in the following described
Real Estate situated in the County of Cook, in
the State of Illinois, to wit:

LEGAL DESCRIPTION IS ON THE REVERSE SIDE

A-109205-DH-07-2/2

"This Instrument Filed For Record
By Greater Illinois Title Co. As An Accommodation
Only. It Has Not Been Examined As To Its
Execution Or As To Its Effect Upon Title."

DATED this 26th day of May, 1995



JAMES J. GRAMMAS

(SEAL)



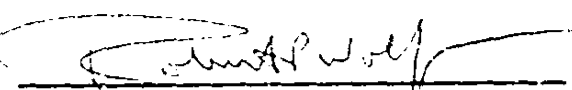
PATRICIA A. GRAMMAS

2550
96262763

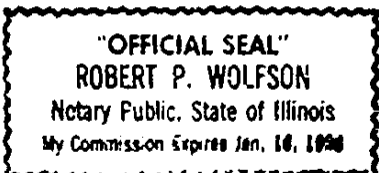
State of Illinois, County of DuPage ss. I, the undersigned, a
Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that JAMES J. GRAMMAS and PATRICIA A. GRAMMAS,
his wife, personally known to me to be the same persons whose names
are subscribed to the foregoing instrument, 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.

Given under my hand and official seal, this 26th day of May, 1995

Commission expires January 16, 1998



NOTARY PUBLIC



Exempt under provisions of Paragraph 2 Section 7,
Real Estate Transfer Act.

6/3-1995

Date



Buyer, Seller or Representative

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LEGAL DESCRIPTION:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO:

LOT 24 IN BALTIS RESUBDIVISION OF LOT A IN GEORGE F. NIXON AND COMPANY'S SECOND CIVIC CENTER ADDITION TO WESTCHESTER IN WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1936 Westchester Blvd., Westchester, IL 60153

P. I. N.: 15-21-324-024

This instrument was prepared by:

Robert P. Wolfson, Attorney at Law
18154 Harwood Avenue-Homewood, IL 60430

MAIL TO:
ROBERT P. WOLFSON, ESQUIRE
18154 HARWOOD AVE. - STE. 101
HOMWOOD, IL 60430

SEND SUBSEQUENT TAX BILLS TO:
JAMES J. GRAMMAS
1936 WESTCHESTER BLVD.
WESTCHESTER, IL 60154



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STATEMENT BY GRANTOR AND GRANTEE

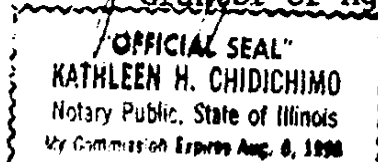
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 26, 1995

Signature: _____

Grantor or Agent

Subscribed and Sworn to before me this 26th day of May, 1995.



My commission Expires: August 6, 1998

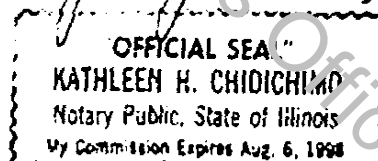
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 26, 1995

Signature: _____

Grantee or Agent

Subscribed and Sworn to before me this 26th day of May, 1995.



My commission Expires: August 6, 1998

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

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