

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

96365149

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) Ann Tymochko, a widow and not since remarried

DEPT-01 RECORDING \$29.00
T#0012 TRAN 0587 05/14/96 12:05:00
#3145 # ER *-96-365149
COOK COUNTY RECORDER

of the Village of Lansing, County of Cook
State of Illinois for and in consideration of
Ten and 00/100 DOLLARS,
and other good and valuable considerations

in hand paid,
CONVEY(S) and WARRANT(S) to

Filiberto Ontiveros and Rosalinda Ontiveros
9724 S. Ave. L, Chicago, IL 60617

(Names and Address of Grantee)
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

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

29 05/96

DEED BEING RECORDED TO CORRECT LEGAL DESCRIPTION ON DEED RECORDED MARCH 10, 1995 AS DOCUMENT 95163462

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 30-29-304-017-0000

Address(es) of Real Estate: Vacant Land-Bernice Ave., Lansing, Ill. 60438

DATED this 9th day of May 1996

Please print or type name(s) below signature(s)
Ann Tymochko (SEAL)
Ann Tymochko (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 Ann Tymochko, a widow and not since remarried 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
Warren Lee Hewell, Jr.
Notary Public, State of Illinois
My Commission Expires 07/08/99

BOX 333-CTI

96365149

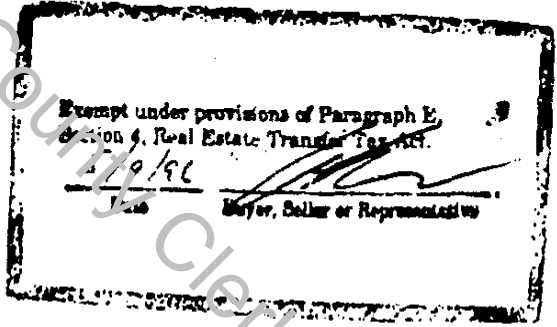
UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office



96365149

Given under my hand and official seal, this 9th day of May 19 96

Commission expires 11/8 19 99

[Signature]
NOTARY PUBLIC

This instrument was prepared by W. Lee Newell Jr. 134 Pulaski Calumet City, Il. 60409
(Name and Address)

MAIL TO: { Sam Poznanovich
(Name)
9714 S. Commercial Ave.
(Address)
Chicago, Ill. 60617
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Filberto Ontiveros
(Name)
9724 S. Avenue L.
(Address)
Chicago, Ill. 60617
(City, State and Zip)

OR RECORDED OFFICE BOX NO. _____

UNOFFICIAL COPY

THAT PART OF THE EAST 220.00 FEET OF THE WEST 440.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE WEST 440.00 OF SAID SOUTHWEST 1/4 AT A POINT 190.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH PARALLEL TO WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 202.75 FEET; THENCE WEST ALONG THE NORTH LINE OF THE 300.00 FOOT STRIP OF LAND CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED AUGUST 24, 1943 AS DOCUMENT 13129394 A DISTANCE OF 55.00 FEET; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 202.75 FEET TO A POINT 190.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE EAST ALONG A LINE 190.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

96365149

UNOFFICIAL COPY

Property of Cook County Clerk's Office

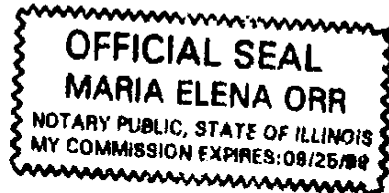
UNOFFICIAL COPY

STATEMENT BY GRANIOR 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 5-9, 19 96 Signature: [Signature]
Grantor or Agent

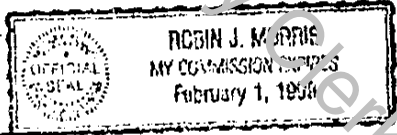
Subscribed and sworn to before me by the said W. LEE NEWELL, JR. this 9th day of May, 19 96.
Notary Public [Signature]



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 13, 19 96 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 13 day of May, 19 96.
Notary Public [Signature]



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.

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

96365149

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Ann Tymochko , being duly sworn on oath, states that she resides at 9660 - A Elk Grove Florian Rd Sacramento, Calif. That the attached deed is not in violation of section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR-
- the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right-of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me
this 9th day of May, 1996

[Signature]
Notary Public

"OFFICIAL SEAL"
Warren Lee Newell, Jr.
Notary Public, State of Illinois
My Commission Expires 01/08/99

96365149

UNOFFICIAL COPY

Property of Cook County Clerk's Office