

Warranty Deed

JOINT TENANCY Statutory (ILLINOIS) (Individual to Individual)

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.

97462465

DEPT-01 RECORDING #23 1:00:10 TRAN 3159 06/26/97 11:58:00 45127 : C.J \* -97-46246 COOK COUNTY RECORDER

THE GRANTOR (NAME AND ADDRESS)

Janet Kerrigan Anderson and William A. Kerrigan 555 Park Avenue River Forest, IL 60305

Husband and Wife,

(The Above Space For Recorder's Use Only)

of the Village of River Forest County of Cook State of Illinois

for and in consideration of Ten (\$10.00) DOLLARS, in hand paid, CONVEY and WARRANT to

John S. Gibbins & Jane P. Ellis, both unmarried persons 111 Gale Avenue, River Forest, Illinois 60305

JOINT (NAMES AND ADDRESS OF GRANTEES)

as husband and wife, us, TENANTS with rights of survivorship, not as Tenants in Common, 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. \* TO HAVE AND TO HOLD said premises as Joint Tenants not as Tenants in Common as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for 1996 and subsequent years and

SEE REVERSE SIDE

Permanent Index Number (PIN): 15-12-109-373

Address(es) of Real Estate: 555 Park Avenue, River Forest, Illinois 60305

ATTORNEYS' NATIONAL DATED this 24th day of April 1997

TITLE NETWORK INC.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

JANET KERRIGAN ANDERSON WILLIAM A. KERRIGAN

(SEAL) 97462465 (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



JANET KERRIGAN ANDERSON and WILLIAM A. KERRIGAN personally known to me to be the same persons whose names 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 24th day of April 1997

Commission expires September 6 2000 Mary Katharine Ryan NOTARY PUBLIC

This instrument was prepared by Molly Ryan, Attorney At Law 343 Franklin Avenue, River Forest, IL 60305

\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 555 Park Avenue, River Forest, IL 60305

Lot 31 in Block 5 in Lathrop's Resubdivision of part of Lathrop and Seavern's Addition to River Forest, being a Resubdivision of all that part lying East of Park Avenue, together with the East 3/5 of Block 15 in said Lathrop and Seavern's Addition in the Northwest 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

97462465



Village of River Forest  
Real Estate Transfer Tax  
**\$100**



Village of River Forest  
Real Estate Transfer Tax  
**\$75**



Village of River Forest  
Real Estate Transfer Tax  
**\$2.50**



Village of River Forest  
Real Estate Transfer Tax  
**\$10**



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

P.B. 10616

JUN 18 '97

DEPT. OF REVENUE

375.00

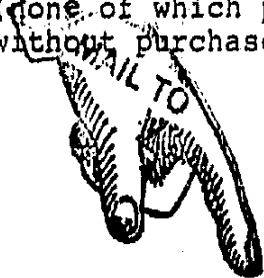
RECORDING

003521

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JUN 11 '97  
P.S. 10848  
**187.50**

### SUBJECT TO:

special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, restrictions and conditions of record (none of which provide for reverter), if any; leases without purchase or renewal options, if any.



### SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Valery Varny, Esq.  
Law Offices of Thomas J. Dwyer  
401 S. LaSalle Street  
Chicago, IL 60605  
(City, State and Zip)

Mr. John S. Gibbins  
555 Park Avenue  
River Forest, IL 60305  
(Name)  
(Address)  
(City, State and Zip)

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