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Form No. 15A Jan 1995
AMERICAN LEGAL FORMS CHICAGO, ILL. 60606-2116

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

07596163

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

THE GRANTOR (NAME AND ADDRESS)

John Walkosz, married to
Maria Walkosz of 8601 S.
Austin

DEPT. OF RECORDING \$25.00
130017 TRAN 6324 08/14/97 13:05:00
14915 LCG * 97-595163
COOK COUNTY RECORDER

2500
JP

(The Above Space For Recorder's Use Only)

of the City of Cook of Burbank County A
State of Illinois

for and in consideration of Two and no/100--- DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

John A. Beckett and S. Leslie Kleiman, his wife of 1 E. Wacker
Suite 1910 Chicago, IL 60606

(NAME(S) AND ADDRESS OF GRANTEE(S))

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: (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 not in tenancy in common, but in joint tenancy forever. **SUBJECT TO:** General taxes for 1996 and subsequent years and

Subject To continued on back

Permanent Index Number (PIN): 25-02-112-015-0000

Address(es) of Real Estate: 9032 S. Dauphin Chicago, IL 60619

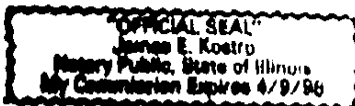
DATED this 26th day of June 1997

(SEAL) John Walkosz (SEAL)
John Walkosz

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

(SEAL) (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



John Walkosz

personally known to me to be the same person whose name 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 26th day of June 1997

Commission expires 4/9 1998

James E. Kostrz
NOTARY PUBLIC

This instrument was prepared by James E. Kostrz & Assoc., 4924 S. Cicero Chicago, IL 60630-2116
(NAME AND ADDRESS)

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Legal Description

of premises commonly known as 9032 S. Dauphin
Chicago, Il. 60619

LOT 1 IN BLOCK 8 IN DAUPHIN PARK, A SUBDIVISION OF THAT PART OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, WEST OF THE I.C. RAILROAD RIGHT OF WAY, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to (cont.): (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

THIS IS NOT HOMESTEAD PROPERTY

97596163

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:	{ <u>James E. Kostro & Assoc.</u> <small>(Name)</small> <u>4928 S. Cicero Ave.</u> <small>(Address)</small> <u>Chicago, Il. 60638-2116</u> <small>(City, State and Zip)</small>	} <u>John Beckett</u> <small>(Name)</small> <u>1 E. Wacker Suite 1910</u> <small>(Address)</small> <u>Chicago, Il. 60606</u> <small>(City, State and Zip)</small>
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OR RECORDER'S OFFICE BOX NO. _____

BOX 333-CTI

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Property of Cook County Clerk's Office

[Faint, mostly illegible text and markings, possibly including a signature and various stamps]

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