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97620223

WARRANTY DEED

JOINT TENANCY
ILLINOIS STATUTORY

MAIL TO:

Paul J. Kulas
2329 W Chicago
Chicago, IL 60622

NAME & ADDRESS OF TAXPAYER:

Karen Ward
3442 N. Albany Street
Chicago IL 60618

CHICAGO TITLE
HELEBY CERT
TAX AND
DEED
EXAMINER

RECORDER'S STAMP

COOK COUNTY CLERK

DEF. TO TENANCY

20,000

76 71 846 AM 7/22/97

THE GRANTOR(S) ILIE MERCE and ZORINA MERCE, husband and wife
 of the City of Evanston County of Cook State of Illinois
 for and in consideration of Ten and No/100ths (\$ 10.00)----- DOLLARS
 and other good and valuable considerations in hand paid,
 CONVEY(S) AND WARRANT(S) to KAREN WARD and PAULINE WARD

(GRANTEES' ADDRESS) 2945 N. Seeley Chicago IL 60618
 of the City of Chicago County of Cook State of Illinois
 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:

LOT 5 IN BLOCK 1 IN JOSEPH BICKERDIKE'S SUBDIVISION OF THAT PART OF THE NORTH 85-1/2 ACRES LYING SOUTH WEST OF ELSTON AVENUE (EXCEPT THE WEST 10 ACRES THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions and restrictions of record.

~~NOTE: If additional space is required for legal attachments, separate 8-1/2" x 11" sheet with a minimum of 1/2" clear margin on all sides.~~

heroby 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.

Permanent Index Number(s): 13-24-307-020
 Property Address: 3442 N. Albany Street Chicago IL 60618

Dated this 20th day of August 19 97
 (Seal) X [Signature] (Seal)
Ilie Merce
 (Seal) X [Signature] (Seal)
Zorina Merce

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1158

BOX 333-CTI

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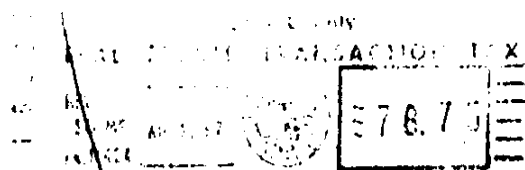
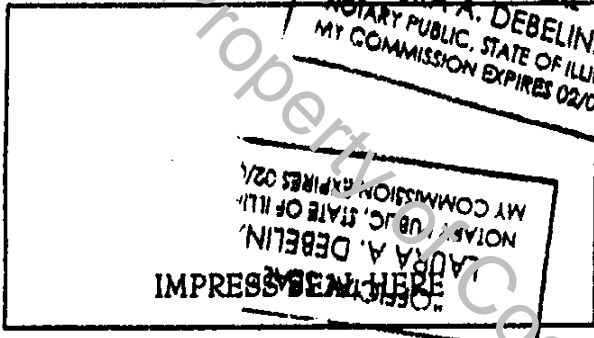
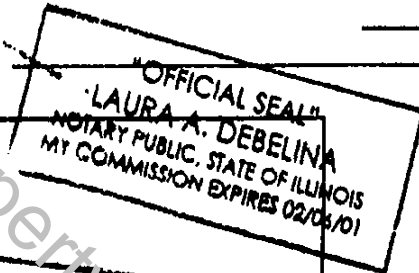
STATE OF ILLINOIS) ss.
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elie Merce and Zorina Merce, husband and wife personally known to me to be the same person s whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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.

Given under my hand and notarial seal, this 21st day of August, 1997.

My commission expires on _____, 19____.

Notary Public



Cook COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

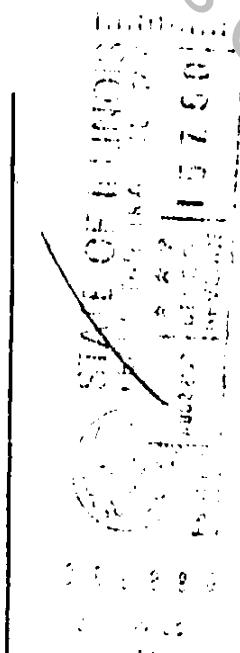
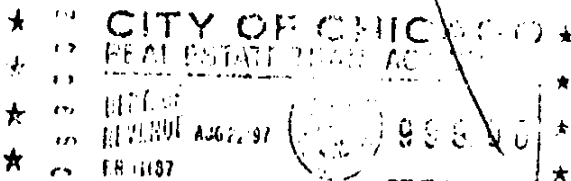
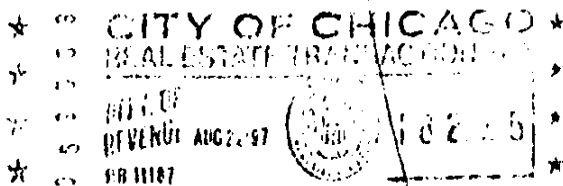
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NAME and ADDRESS OF PREPARER:
James Paul Valancius, Esq.
908 W. Wolfram
Chicago IL 60657

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).



FROM

WARRANTY DEED
JOINT TENANCY ILLINOIS STATUTORY