

WARRANTY DEED
(Joint Tenancy)

THE GRANTOR, JOSEPH F. DYRDA, a widower, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to FRANK J SANDERS SR and NETTIE R SANDERS, his wife, of 1748 North Mayfield Avenue, Chicago, Illinois 60639, THE GRANTEES, 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

THE NORTH 30 FEET OF THE SOUTH 58.5 FEET OF THAT PART OF BLOCK 19 IN A. GALE'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 31, AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF ALLEY IN SAID BLOCK 19, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Real estate taxes for the year 1997 and subsequent years.

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.

Permanent Real Estate Index Number: 13-31-410-042-0000

Address of Real Estate: 1805 North Nagle Avenue, Chicago, Illinois 60635

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed by placing his Mark ("X") hereto.

DATED this 12th day of September, 1997

HIS MARK X HIS MARK _____ (SEAL)
JOSEPH F. DYRDA

WITNESS:

Robert P. ZeKortaj
Joanne [Signature]

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 JOSEPH F. DYRDA, a widower, is personally known to me to be the same person whose name

INTERCOUNTY TITLE

51498545 UNIT L

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UNOFFICIAL COPY

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Page 2 of 2

is 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.

*and Robert P. LeKosteg and Joanne Stuber who witnessed his mark
Given under my hand and official seal, this 12th day of September, 1997

Commission expires Jan. 13, 2000 Steve A. Kubiatuski
NOTARY PUBLIC

This instrument was prepared by Stephen A. Kubiatuski, Przybylo and Kubiatuski, 5339 North Milwaukee Avenue, Chicago, Illinois 60630

Mail To: **STEPHEN A. KUBIATOWSKI** Notary Public, State of Illinois My Commission Expires Jan. 13, 2000
Send Subsequent Tax Bills To: **Frank Sanders** 1805 North Nagle Avenue Chicago, Illinois 60635

K. R. Piggott, Esq. 3623 North Pulaski Road Chicago, Illinois 60641

002564 121103

COOK COUNTY REAL ESTATE TRANSACTION TAX
09/14/97 67350
REVENUE STAMP 960683

STATE OF ILLINOIS
09/14/97 1470 00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 966835

CITY OF CHICAGO
09/14/97 1025 00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 966800

CITY OF CHICAGO
09/14/97 5000 00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 966883

CITY OF CHICAGO
09/14/97 5000 00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 966883

PROPERTY OF Cook County Clerk's Office