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WARRANTY DEED

THE GRANTOR, Margaret Anne Biesmann, Widow, of Stoughton, Wisconsin, CONVEYS and WARRANTS a nine per cent (9%) interest by gift unto William N. Biesmann, and Katherine G. Biesmann, Married, of 2318 Harrison, Evanston, IL 60201, not as tenants in common but in joint tenancy, the following described Real Estate in the County of Cook, State of Illinois, to wit:

Legal description: Lot 7 in Block 2 in Hartrey's Addition to North Evanston, a Subdivision of part of the North West Fractional Quarter of Section 12, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Subject to: General taxes for 1997 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public, and utility easements; covenants and restrictions of record as to use and occupancy, party wall rights and agreements, if any; existing leases and tenancies in real estate with multiple units, acts done or suffered by or through the Purchaser.

Property address: 2316-18 Harrison, Evanston, IL 60201
Tax index number: 10-12-106-004-0000

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.

EXEMPT UNDER THE PROVISIONS OF
DATED: 12/2/97 PARAGRAPH 4 OF THE REAL ESTATE
TRANSFER TAX ACT DATE 12/2/97

CITY OF EVANSTON
EXEMPTION

1905424 CEF 1834

306343

Margaret Anne Biesmann
Margaret Anne Biesmann

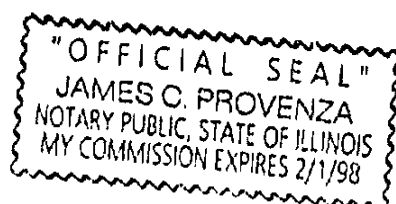
CITY CLERK

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 Margaret Anne Biesmann, Widow, 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.

Given under my hand and seal, this 2 day of DEC, 1997.

Commission expires _____

James C. Provenza
NOTARY PUBLIC



This instrument prepared by James C. Provenza, Attorney at Law, 1701 E. Lake Ave., Glenview, Illinois 60025

Subsequent real estate tax bills should be mailed to William N. Biesmann, 2318 Harrison, Evanston, IL 60201

MAIL TO :James C. Provenza, Attorney At Law, 1701 East Lake Av., #407, Glenview, Illinois 60025

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms, that, to the best of his knowledge, the name of the Grantee on the deed or assignment of beneficial interest in a land trust Current Resident is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquired 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.

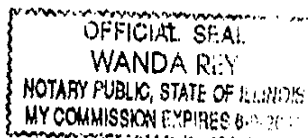
Dated: Dec 2, 1997

Signature: [Signature]

Subscribed and sworn to before me by
the said

this 2nd day of Dec, 1997.

Wanda Rey
Notary Public



The Grantee or his agent affirms and verifies that the names 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 acquired 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.

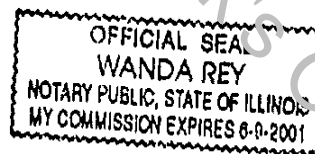
Dated: Dec 2, 1997

Signature: [Signature]

Subscribed and sworn to before me by
the said

this 2nd day of Dec, 1997.

Wanda Rey
Notary Public



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 ABI) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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