

143-764808
970665

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**WARRANTY DEED
JOINT TENANCY
ILLINOIS STATUTORY**

97120665

MAIL TO:

PAUL J. KULAS, Esq.
2329 W. Chicago Ave.
Chicago, IL 60618

DEPT-01 RECORDING \$23.00
T40012 TRAN 4098 02/21/97 14:46:00
#5234 : CG #--97-120665
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER

James S. Peera

23.00
pe

THE GRANTOR(S), DONALD A. ALBRECHT married to LESLIE J. ALBRECHT
of the CITY of ERLANGER County of KENTON State of KENTUCKY
for and in consideration of Ten DOLLARS, and other good and valuable
considerations, in hand paid,
CONVEY(S) AND WARRANT(S) to JAMES S. PEERA

(GRANTEE'S ADDRESS) 6024 N. Campbell
of the City of Chicago County of Cook State of Illinois
~~xxxxxx Tenancy xxxxxxxx common xxxxxxxx joint tenancy xxxxxxxx~~ the following described
Real Estate situated in the County of Cook in the State of
Illinois, to wit:

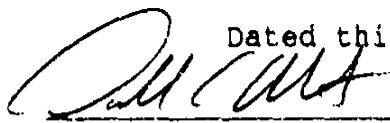
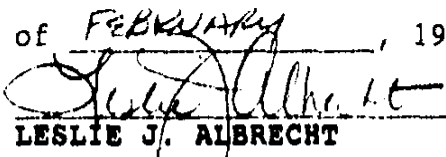
LOT 45 AND THE NORTH 5 FEET OF LOT 44 IN BLOCK 4 IN CARTER'S ADDITION TO
MAPLEWOOD, IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to (a) General real estate taxes not due and payable at time of
closing; (b) Special Assessments confirmed after this Contract Date; (c)
Building, building line and use or occupancy restrictions, conditions
and covenants of record; (d) Zoning laws and Ordinances; (e) Easements
for public utilities; (f) Drainage ditches, feeders, laterals and drain
tile, pipe or other conduit; (g) If the property is other than a
detached, single-family home, party walls, party wall rights and
agreements; terms, provisions covenants and conditions of the
Declaration of Condominium, if any; and all amendments thereto; any
easements established by or implied from the said Declaration of
Condominium or amendments thereto; if any; limitations and conditions
imposed by the Illinois Condominium Property Act; and if applicable,
installments of assessments due after the date of closing.

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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 ~~xxxxxx Tenancy xxxxxxxx common xxxxxxxx joint tenancy xxxxxxxx~~

Permanent Real Estate Index Number(s): 13-25-227-002
Address(es) of Real Estate: 2853 N. Rockwell, Chicago, IL 60618

Dated this 20 day of FEBRUARY, 1997
 (SEAL)  (SEAL)
DONALD A. ALBRECHT LESLIE J. ALBRECHT

BOX 333-CTI

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Kentucky

State of ~~Illinois~~, County of _____, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONALD A. ALBRECHT AND LESLIE J. ALBRECHT

personally known to me to be the same person(s) whose name(s) is/are 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.

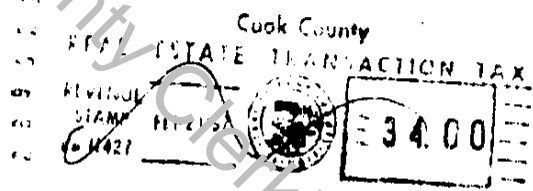
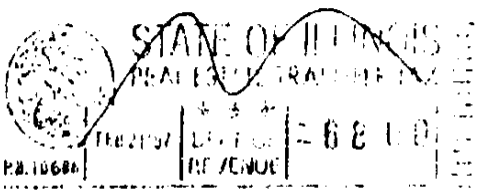
Given under my hand and official seal this 17th day of February 1997.

Commission expires October 20 1997.

Ernestine A Tracy
Notary Public

NAME AND ADDRESS OF PREPARER:

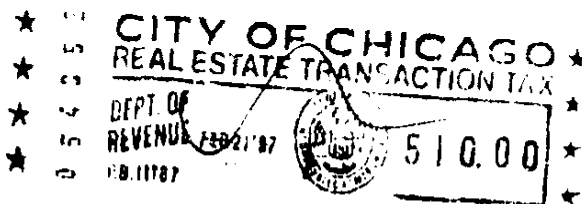
JOEL G. FINA, Attorney at Law
2115 Butterfield Rd., Suite 100
Oak Brook, IL 60521



**AFFIX TRANSFER STAMPS ABOVE
OR**

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph E, Section 4, of said Act.

Date: _____, 19____



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