

# UNOFFICIAL COPY

97154444

WARRANTY DEED  
JOINT TENANCY

MAIL TO:

Attorney Sandra Crawford  
5112 N. Cicero  
Chicago, Illinois 60630

DEPT-01 RECORDING \$25.50

NAME & ADDRESS OF TAXPAYER:  
Joseph Daniel  
7024 N. Clark Street  
Chicago, Illinois 60626

T#0013 TRAN 1387 03/06/97 13:43:00  
#7716 DW \*-97-154444

COOK COUNTY RECORDER

SP 34/3522

GRANTOR(S), GAIL ELIZABETH HEATH AND NOREEN ANNETTE WONSOWICZ, FORMERLY KNOWN AS NOREEN ANNETTE HEATH, AS SOLE HEIRS AT LAW OF THE ESTATE OF NORBERT A. HEATH, JR., DECEASED, of Niles, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), JOSEPH C. DANIEL and CAROL A. MURPHY as Tenants in Common in the County of Cook, in the State of Illinois, ~~as JOINT TENANTS IN COMMON~~ as JOINT TENANTS, the following described real estate:

The North 1/2 of Lot 3 in Block 25 in Rogers Park, being a Subdivision of the Northeast 1/4 and that part of the Northwest 1/4 lying east of the Ridge Road of Section 31, also the West 1/2 of the Northwest 1/4 of Section 32, also all of Section 30 lying south of the Indian Boundary Line, all in Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.  
Permanent Index No:  
11-31-211-013-0000

THIS IS NOT HOMESTEAD PROPERTY

97154444

Property Address:  
7024 N. Clark Street  
Chicago, Illinois 60626

SUBJECT TO: (1) General real estate taxes for the year 1995 and subsequent years. (2) Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments;

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 as TENANTS IN COMMON

DATED this 26<sup>th</sup> day of February, 1997.

Gail Elizabeth Heath  
GAIL ELIZABETH HEATH

Noreen Annette Wonsowicz  
NOREEN ANNETTE WONSOWICZ

STATE OF ILLINOIS )

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... HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth...

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase to sell or on any terms, to convey either with or without consideration, to convey and premises of any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, rights, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or in connection with said premises, or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

It is no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or sufficiency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the, his or their predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the trust, trusts and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate...

County Clerk's Office

97103142

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COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that GAIL ELIZABETH HEATH AND NOREEN ANNETTE WONSOWICZ, FORMERLY KNOWN AS NOREEN ANNETTE HEATH, AS SOLE HEIRS AT LAW OF THE ESTATE OF NORBERT A. HEATH, JR., DECEASED, personally known to me to be the same persons whose names 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.

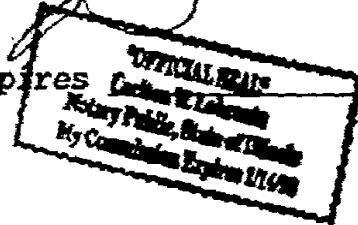
Given under my hand and notary seal, this 26 day of

FEBRUARY, 1997.

Notary Public

(seal)

My commission expires

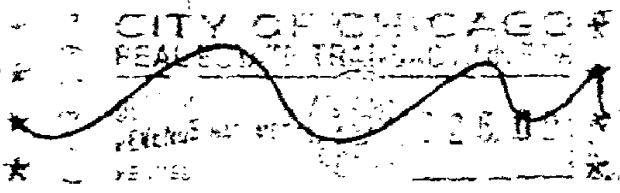


COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph \_\_\_\_\_ Section 4, Real Estate Transfer Act  
Date: \_\_\_\_\_

Prepared By:  
Carlton W. Lohrentz  
1635 N. Arlington Hts. Rd.  
Arlington Heights, Illinois 60004

Signature: \_\_\_\_\_



Clerk's Office

9711.1444

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