

UNOFFICIAL COPY

97240672

WARRANTY DEED
Joint Tenancy—Statutory
(ILLINOIS)
(Individual to Individual)

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DEPT-01 RECORDING \$23.00
T#0012 TRAN 4580 04/07/97 15:14:00
#3098 #ER *-97-240672
COOK COUNTY RECORDER

THE GRANTOR (NAME AND ADDRESS) *
SHARON M. WATKINS
7436 South Colfax
Chicago, IL 60649

single never married

(The Above Space For Recorder's Use Only)

76-08-112 V B 53/33

of the _____ City _____ of _____ Chicago _____ County
of _____ Cook _____, State of _____ Illinois
for and in consideration of _____ TEN AND NO/100 _____ DOLLARS, (\$10.00) -----
in hand paid, CONVEY _____ and WARRANT \$ _____ to

IRENE FULTZ AND TOM JOHNSON
1708 East 77th Street
Chicago, Illinois 60649

23 00

(NAME AND ADDRESS OF GRANTEE(S))

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: (See reverse side for legal description.) 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. SUBJECT TO: General taxes for _____ and subsequent years and

Permanent Index Number (PIN): _____ 21-30-118-012-0000 _____
Address(es) of Real Estate: _____ 7436 South Colfax, Chicago, Illinois 60649 _____

DATED this _____ 28th _____ day of _____ February _____ 19 _____ 97

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Sharon M. Watkins (SEAL) _____ (SEAL)
SHARON M. WATKINS
Sharon M. Watkins (SEAL) _____ (SEAL)

3-24

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 SHARON M. WATKINS



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 s h e 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this _____ 28th _____ day of _____ February _____ 19 _____ 97

Commission expires _____ 19 _____ *Stacy Schwieger* NOTARY PUBLIC

This instrument was prepared by JORDAN BELL, 205 W. Randolph, Chicago, IL 60606 (NAME AND ADDRESS)

97240672

BOX 333-CTI

OR

RECORDER'S OFFICE BOX NO.

MAIL TO:

IRENE FUJITA
 (Name)
 7436 South Colfax,
 (Address)
 Chicago, Illinois 60649
 (City, State and Zip)

D. D. James & Assoc.
 (Name)
 9533 W. 142nd St.
 (Address)
 OMAHA NE 68131
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

CD. NO. NIS
 2 5 2 4 3 8

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 APR 7 '97 DEPT. OF REVENUE
 105.00

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE APR 7 '97
 787.50

2 9 1 5 0 6

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP APR 7 '97
 52.50

97240672

THE PART OF LOT 70 IN DIVISION NO. 4 OF SOUTH SHORE SUB-DIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE WESTERLY LINE OF COLFAX AVENUE 41.5 FEET NORTHWESTERLY OF THE POINT OF INTERSECTION OF SAID WESTERLY LINE IN COLFAX AVENUE WITH THE SOUTH LINE OF LOT 70 OF AFORESAID; THENCE WEST AND PARALLEL TO SAID SOUTH LINE OF SAID LOT A DISTANCE OF 123.14 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF KINGSTON AVENUE 35.66 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID 111 FEET MORE OR LESS TO THE WESTERLY LINE OF COLFAX AVENUE; THENCE SOUTH-EASTERLY ALONG THE WESTERLY LINE OF COLFAX AVENUE 37.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

7436 South Colfax, Chicago, Illinois 60649 of premises commonly known as

Legal Description