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WARRANTY DEED
JOINT TENANCY
ILLINOIS STATUTORY

98598173

MAIL TO:

MARK QUINLIVAN
500 W. MADISON, SUITE 2300
CHICAGO, IL 60661

DEPT-01 RECORDING 823.00
740009 TRAN 3159 07/13/98 08:11:00
33187 RC *-98-598973
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

THEODORE & ANDREA NICOLAI
1236 N. WOOD
CHICAGO, IL 60622

The GRANTOR(S), **ZLATKO PEHAR AND MARY PEHAR, HIS WIFE**, of the City of Chicago, County of Cook State of Illinois for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to **THEODORE NICOLAI AND ANDREA NICOLAI, HIS WIFE**, of the City of Chicago County of Cook State of Illinois 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:

LOT 16 IN BLOCK 2 IN CLARKSON'S SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH 25 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 not in Tenancy in Common, but in JOINT TENANCY forever.

Permanent Index Number(s) PIN 17-06-229-036-0000
Property Address: 1236 N. WOOD, CHICAGO, ILLINOIS

Dated this 10TH day of MAY, 1998.


ZLATKO PEHAR


MARY PEHAR

307 393-CTL

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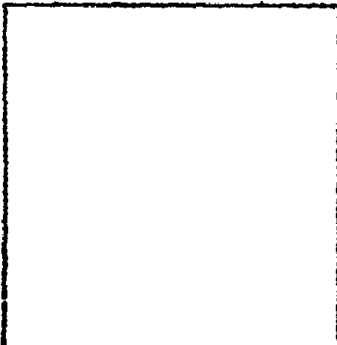
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ZLATKO PEHAR AND MARY PEHAR, HIS WIFE**, 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 acknowledges that they signed, sealed and delivered the instrument as a 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 notarial seal, this 10TH day of MAY, 1996

Notary Public

My commission expires on _____, 19__



NTY

NAME and ADDRESS OF PREPARER:

Aaron Spivack
308 West Erie, Suite 505
Chicago, Illinois 60610

EXEMPT UNDER PROVISIONS OF
PARAGRAPH ___ SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or
Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

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