

UNOFFICIAL COPY 98774316

9642/0017 21 001 Page 1 of 2  
1998-08-31 10:30:39  
Cook County Recorder 23.50

WARRANTY DEED

Tenancy by the Entirety

GRANTOR, MILDRED GIBSON, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Conveys and Warrants to EZELL JOHNSON and PERTINA JOHNSON, husband and wife, of the City of Chicago, County of Cook, State of Illinois, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, the following described Real Estate, to-wit:

LOT 40 AND THE NORTH 1/4 OF LOT 41 IN WOODRUFF AND STAFFORD'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF LOT 3 IN NIP'S SUBDIVISION OF LOT 25 AND THE SOUTH 1/4 ACRES OF LOT 24 IN THE SCHOLL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY.

Covenants of Warranty subject to the following:

- (A) general Real Estate taxes;
- (B) special assessments;
- (C) building set-back lines and use or occupancy restrictions;
- (D) covenants, conditions and restrictions of record;
- (E) zoning laws and ordinances;
- (F) easements for public utilities, provided they do not underlie the existing improvements except fences and portable sheds;
- (G) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; and
- (H) if the Real Estate 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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situated in the City of Chicago, County of Cook in the State of Illinois, hereby expressly declaring that the estate conveyed shall pass, not in joint tenancy or in tenancy in common, but in tenancy by the entirety, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.  
Permanent Real Estate Tax #25-16-214-043-0000  
Property Address: 10610 South Perry, Chicago, Illinois 60628

Dated this 7th day of August A.D. 1998

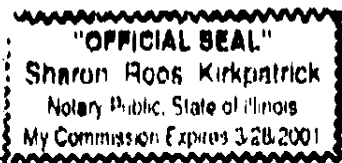
50796

Mildred Gibson (SEAL)  
Mildred Gibson

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 7th day of August, 1998 by Mildred Gibson.

Sharon Roos Kirkpatrick  
Notary Public



Instrument prepared by:  
Clarke R. Marquis  
P.O. Box 168, St. Charles, IL 60174

Grantee's Address  
10501 South Wabash, Chicago, IL

Return recorded deed to:  
Ezell Johnson  
10610 S. Perry, Chicago, IL 60628

Send subsequent tax bills to:  
Ezell Johnson  
10610 S. Perry, Chicago, IL 60628

Property of Cook County Clerk's Office

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
517.50

34.50  
REAL ESTATE TRANSFER TAX  
Cook County  
REVENUE

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
68.00  
DEPT OF REVENUE

AUG 31 1998

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