

# UNOFFICIAL COPY

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AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

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

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)  
JAMES N. LAU AND PATRICIA BUCKLES  
LAU, HIS WIFE  
2645 S. CLARENCE AVE.  
BERWYN, IL 60402

08800197

DEPT-01 RECORDING \$23.50  
T#0009 TRAN 3802 09/09/98 12:33:00  
#2305 + RC \*-98-800197  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the CITY OF BERWYN of COOK County  
of 2645 S. CLARENCE AVE. State of ILLINOIS  
for and in consideration of TEN(\$10.00) DOLLARS,  
in hand paid, CONVEY S and WARRANTS to

JOSE SEVILLA  
AND MARCELA \*SEVILLA & Emma Sevilla  
2645 S. CLARENCE AVE. \*GARCIA  
BERWYN, IL 60402

(NAMES 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 97 and subsequent years and

Permanent Index Number (PIN): 16-30-403-024  
Address(es) of Real Estate: 2645 S. CLARENCE AVE., BERWYN, IL 60402

DATED this 26 day of Aug 1998

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

JAMES N. LAU

(SEAL)

(SEAL)

PATRICIA BUCKLES LAU

(SEAL)

(SEAL)

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  
JAMES N. LAU AND PATRICIA BUCKLES LAU, HIS WIFE

"OFFICIAL SEAL"

Karen M. Dettlesen  
Notary Public, State of Illinois  
My Commission Exp. 07/16/2000

IMPRESS SEAL HERE

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 official seal, this 26 day of Aug 1998

Commission expires 7/16 2000 Karen M. Dettlesen  
NOTARY PUBLIC

This instrument was prepared by DAVID M. MENACHOE ATTORNEY AT LAW

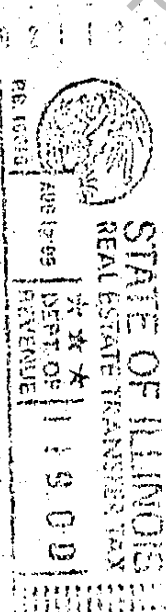
6723 W. CERMAK ROAD  
BERWYN, IL 60402

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## Legal Description

of premises commonly known as 2645 S. CLARENCE AVE., BERWYN, IL 60402

LOT 25 IN BLOCK 4 IN WALTER G. INTOSH'S OAK PARK ADDITION BEING A SUBDIVISION OF THE NORTH 3/4 (EXCEPT THE SOUTH 20 ACRES) OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



THE CITY OF  
BERWYN, IL

REAL ESTATE  
TRANSFER TAX

AUG 24 '98  
PL

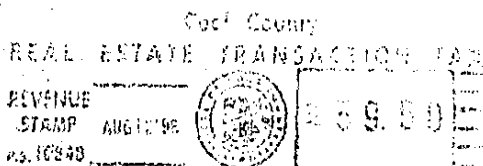
900.00

THE CITY OF  
BERWYN, IL

REAL ESTATE  
TRANSFER TAX

AUG 24 '98  
PL

290.00



MAIL TO:

J Sevilla  
(Name)  
2645 S Clarence  
(Address)  
Berwyn IL 60402  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

JOSE SEVILLA NANCY MARCELLA SEVILLA  
(Name)

2645 S. CLARENCE AVE.  
(Address)

BERWYN, IL 60402  
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_