

GEORGE E. COLE®
LEGAL FORMS

No. 810
November 1994

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(S) Nicholas R. Elerts, a Widower

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten and 00/100 DOLLARS,
and other good and valuable considerations _____
_____ in hand paid.

CONVEY(S) _____ and WARRANT(S) _____ to
Anita Dunn and Mae E. Dunn
829 North Kolin Street, Chicago, Illinois 60651

(Names and Address of Grantees)

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:

Above Space for Recorder's Use Only

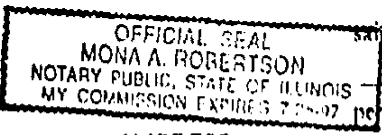
The East 1/2 of Lot 15 in Block 2 in Castle's Subdivision of the Northwest 1/4
of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 39 North, Range 13,
East of the Third Principal Meridian, in Cook County, Illinois.

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 Real Estate Index Number(s): 16-03-402-036, Volume 542
Address(es) of Real Estate: 4324 West Thomas, Chicago, Illinois 60651

DATE this: 17th day of July 1996
Please print or type name(s) below signature(s)
Nicholas R. Elerts (SEAL) _____ (SEAL)
_____ (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 Nicholas R. Elerts,
a Widower is
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
he signed, sealed and delivered the said instrument as his
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

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

COME AT COURTROOM REQUEST

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

OFFICIAL SEAL
MONA A. ROBERTSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-25-97

Given under my hand and official seal, this 17th day of July 1996

Commission expires July 25 1997

Mona A. Robertson
NOTARY PUBLIC

This instrument was prepared by Karl M. Robertson, Attorney, 5642 West Cornelia, Chicago, Illinois 60634
(Name and Address)

MARK L. FROMM
(Name)

MAIL TO:

205 W. RANDOLPH #1020
(Address)

CH60 IL 60606
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Anita Dunn and Mae E. Dunn

(Name)

4324 West Thomas

(Address)

Chicago, Illinois 60651

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

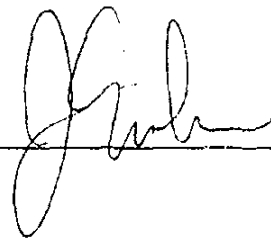
98822632

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 9-15-96

SIGNATURE OF GRANTOR OR AGENT: _____



Subscribed and sworn to before me this 15 day of Sept

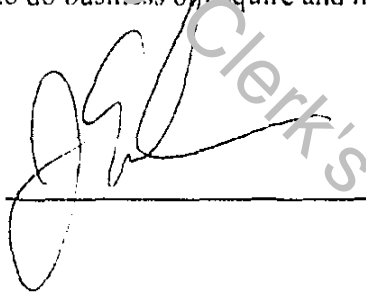
Mary A Weghorst
NOTARY PUBLIC



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9-15-96

SIGNATURE OF GRANTOR OR AGENT: _____



Subscribed and sworn to before me this 15 day of Sept

Mary A Weghorst
NOTARY PUBLIC



NOTE: Any person knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

UNOFFICIAL COPY

Property of Cook County Clerk's Office