

**WARRANTY DEED
Joint Tenancy
Illinois Statutory**

MAIL TO:
Kenneth J. Cohen, Esq.
8074 N. Milwaukee Ave.
Niles, IL 60714

**NAME & ADDRESS OF
TAXPAYER(S):**
Mr. & Mrs. John Mueller
8014 McVicker Street
Morton Grove, IL 60053

04 @ 1985568

THE GRANTOR, JOHN FRANK, AS TRUSTEE OF JOHN FRANK TRUST, dated March 19, 1996, of the Village of Niles, County of Cook and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, CONVEYS and WARRANTS to JOHN MUELLER and KATHERINE A. MUELLER, his wife, of 8014 Mc Vicker Street, Morton Grove, Cook County, Illinois, the following-described Real Estate situated in the COUNTY OF COOK, in the State of Illinois, to-wit:

LOT 40 IN CALLERO AND CATINO'S PESUBDIVISION OF PART OF 7TH ADDITION TO GRENNAN HEIGHTS, BEING A SUBDIVISION IN THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: Covenants, easements and restrictions of record.

P.I.N. #09-24-103-018-0000
ADDRESS OF THE PROPERTY: 8649 N. MILWAUKEE AVENUE, NILES, IL 60714

NOTE: If additional space is required for legal - attach on separate 8-1/2" x 11" sheet with a minimum of 1/2" clean margin on all sides.

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 forever in Joint Tenancy.

DATED this 30th day of JANUARY, 1998.

John Frank (Seal)
JOHN FRANK, AS TRUSTEE OF JOHN FRANK TRUST
DATED MARCH 19, 1996

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

CENTENNIAL TITLE INCORPORATED

DOX
13

STATE OF ILLINOIS
DEPT. OF REVENUE
3 24 00

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 JOHN FRANK, AS TRUSTEE OF JOHN FRANK TRUST DATED MARCH 19, 1996, 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.

GIVEN under my hand and official seal, this 30 day of JAN, 1998.

NOTARY PUBLIC

My Commission Expires:

"OFFICIAL SEAL"
KENNETH J. COHEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/12/99

IMPRESS SEAL HERE

COOK COUNTY - ILLINOIS
TRANSFER STAMP

* If Grantor is also Grantee, you may want to strike Release & Waiver of Homestead Rights.

NAME & ADDRESS OF PREPARER:

Kenneth J. Cohen, Esq.
8074 N. Milwaukee Avenue
Niles, IL 60714

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: (35 ILCS 5/3-3020) and the name and address of the person preparing the instrument: (55 ILCS 5/3-5022)

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
5622 \$

Cook County
REAL ESTATE TRANSFER TAX
197.00