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GEORGE E. COLE®
LEGAL FORMS

JOINT TENANCY
WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

No. 808
November 1994

5869/0207 26 001 1998-02 19 09:09:10
Cook County Recorder 23.50

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 Alfred J. Nelli, a married person and Verbena Ritter, a widow

of the Village of Glendale, Ill's County of DuPage

State of Illinois for and in consideration of

Ten and no/100 DOLLARS,

and other good and valuable considerations

in hand paid,

CONVEY and WARRANT to David Donat and Cecilia Donat, his wife 2913-75th Ct., Elmwood Park, IL 60707 not in Tenancy in Common, but in JOINT TENANCY with right of survivorship, 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

Lot Thirteen (13) (excepting therefrom the South 62 foot thereof), in John W. Thompson and Company's First Addition to Elmwood Park Gardens, being a Subdivision of the North Half (1/2) of the Southwest Quarter (3/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township 40 North, Range Twelve (12), East of the Third Principal Meridian, situated in Elmwood Park, County of Cook, in the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; (d) easements for public utilities; (e) drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record,

****THIS IS NOT HOMESTEAD PROPERTY****

Document No.(s)

Le Reg # 94954955

; and to General Taxes for 1995 and subsequent years.

Permanent Real Estate Index Number(s): 12-25-217-036

Address(es) of Real Estate: 2905 N. 75th Court, Elmwood Park, IL 60707

Dated this 2nd day of December, 19 96

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

Alfred J. Nelli

Alfred J. Nelli

(SEAL)

Verbena M. Ritter

Verbena Ritter

(SEAL)

(SEAL)

Verbena Ritter

(SEAL)

GEORGE E. COLE
LEGAL FORMS

Warranty Deed
Individual to Individual

TO

Property of Cook County



Village of Elmwood Park
Real Estate Transfer Stamp

11-29-96 \$500

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alfred J. Nelli, a

FRANK M FANELLA
MY COMMISSION EXPIRES
May 22, 1998
IMPRESS
SEAL
HERE

married person and Verbena Ritter, a widow

personally known to me to be the same person whose name 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 2nd day of December 1996

Commission expires May 22 19 98 Frank M Fanella
NOTARY PUBLIC

This instrument was prepared by Frank M. Fanella, 1769 Bloomingdale Rd., Glendale Hts., IL 60139
(Name and Address)

MAIL TO: Ira Friedman, Attorney
(Name)
30 N. LaSalle St. #2040
(Address)
Chicago, IL 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Mr. & Mrs. David Donat
(Name)
2913 75th Court
(Address)
Elmwood Park, IL 60707
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.