

# UNOFFICIAL COPY

**WARRANTY DEED  
Joint Tenancy  
Illinois Statutory**

**MAIL TO:**

**JOHN MLADE, Esq.**  
15 Longcommon Road  
Riverside, IL 60546

**98171642**

**NAME & ADDRESS OF TAXPAYER:**

**BRANDEN J. GOEHL and  
TERESA H. ZAMBETTA**  
1815 S. Downing Avenue  
Westchester, IL 60154

. DEPT-01 RECORDING \$25.00  
. 140009 TRAN 1547 03/04/98 12:42:00  
. #1929 + CG \*-98-171642  
. COOK COUNTY RECORDER

**RECORDER'S STAMP**

**THE GRANTOR, FRANCIS J. JIRACEK, as Trustee of the Trust Agreement dated November 16, 1989, of the Village of Lake Villa, County of Lake, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to BRANDON GOEHL and TERESA H. ZAMBETTA, 1499 West Irving Park Road, Itasca, IL, not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:**

**LOT 300 IN GEORGE F. NIXON AND COMPANIES 22nd STREET ADDITION TO WESTCHESTER BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Subject to: General real estate taxes for the year 1997 and all years subsequent thereto: other restrictions, conditions, covenants and easements of record.**

**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 Index Number: 15-20-403-017-0000  
Property Address: 1815 S. Downing Avenue, Westchester, IL 60154**

**DATED this \_\_\_\_\_ day of February, 1998.**

**FRANCIS J. JIRACEK, as Trustee  
aforesaid** (SEAL)

**BOX 333-CTI**

**98171642**

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT FRANCIS J. JIRACEK, as Trustee of the Trust Agreement dated November 16, 1989 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 seal, this 21<sup>st</sup> day of February, 1998.

Jacqueline A. Nanneman  
Notary Public

My commission expires on 11-16-2000, 1999

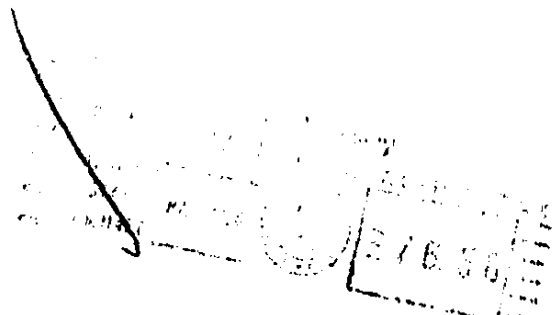
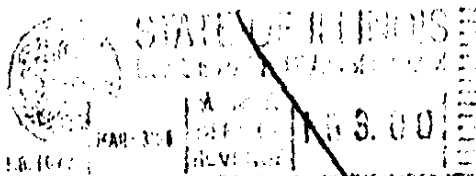


COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
                    , SECTION 4, REAL ESTATE  
TRANSFER ACT  
DATE:                                     , 1998  
                      
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

R. GILMAN JOHNSON, Esq. - 74 E. Grand Avenue, P.O. Box 86, Fox Lake, IL 60020

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).



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## CERTIFICATE OF COMPLIANCE-RESIDENTIAL

TO:

Frank Jiracek  
1815 Downing  
Westchester, IL 60154

This is to certify that the property known as:

1815 Downing Av

has this date been inspected and is in compliance with the applicable codes and ordinances of the Village of Westchester insofar as can be determined by a visual inspection of the premises and a review of Village records. The Village of Westchester does not make any guarantee or warranty as to the conditions of buildings inspected, nor does the Village assume any liability in the inspection and in certification of compliance.

Issued this 4th day of February, 1998

CERT NO. 970359

By: *[Signature]*

THIS CERTIFICATE IS NOT TO BE USED FOR COMPLIANCE WITH  
THE UNIFORM CONDOMINIUM ACT OF 1983.

**TRANSFER STAMP**

CERTIFICATION OF COMPLIANCE

Village of Westchester

Bruce Costello 2/23/98

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