

**WARRANTY DEED
JOINT TENANCY**

THE GRANTOR, LUCILLE M. IRVINE, a widow not since remarried us to an undivided one third & RAYMOND S. BRIGEL & DOROTHY R. BRIGEL, his wife, as to an undivided two thirds, of the City of Palos Heights, County of Cook, State of Illinois, for and in consideration of the sum of TEN DOLLARS AND 00/100 CENTS (\$10.00) in hand paid and other good and valuable consideration, **CONVEYS** and **WARRANTS** to:

**ROOSEVELT GLASS, SR. & ROOSEVELT GLASS, JR.
AS JOINT TENANTS**

not in Tenancy in Common or Tenants by the Entirety, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 21 in Block 4 in Parmly's Normal Park Addition in the Northwest 1/4 of Section 28, Township 38 North, Range 14 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 or tenants by the entirety, but as JOINT TENANTS forever.

Subject to general real estate taxes for 1995 and subsequent years and all easements, covenants, conditions and restrictions of record.

Permanent Index Number: 20-28-108-019

Property Address: 7251 South Halsted, Chicago, IL 60621

*Lucille M. Irvine
Luppa v. v. Indiana*

DATED this 6th day of MAY, 1996.

LUCILLE M. IRVINE

Raymond S. Brigel
RAYMOND S. BRIGEL

Dorothy R. Brigel
DOROTHY R. BRIGEL

[Handwritten signature]

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Property of Cook County Clerk's Office

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State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that LUCILLE M. IRVINE, a widow not since remarried as to an undivided one third ~~of the~~ ~~property~~ ~~of~~ ~~the~~ ~~same~~ ~~persons~~ ~~whose~~ ~~names~~ ~~are~~ ~~subscribed~~ ~~to~~ ~~the~~ ~~foregoing~~ ~~instrument~~, ~~appeared~~ ~~before~~ ~~me~~ ~~this~~ ~~day~~ ~~in~~ ~~person~~ and personally known to me to be the same persons whose names ~~are~~ ^{is} subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that ~~they~~ ^{she} signed, sealed and delivered the said instrument as ~~their~~ ^{her} 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 6th day of May, 1996.

Expiration Date: 10-17-96

Joann Utter
Notary Public Joann Utter

This instrument prepared by: Attorney Harry E. DeBruyn, 15252 South Harlem Avenue, Orland Park, Illinois 60462.

MAIL TO:

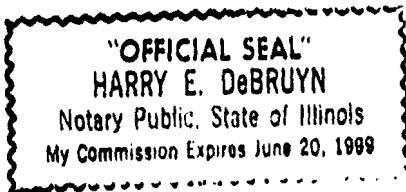
SEND SUBSEQUENT TAX BILLS TO:

Roosevelt Glass Sr. & Roosevelt Glass Jr.
7251 South Halsted
Chicago, IL 60621

Roosevelt Glass Sr. & Roosevelt Glass Jr.
7251 South Halsted
Chicago, IL 60621

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RAYMOND S. BRIGEL and DOROTHY R. BRIGEL, his w as to an undivided two thirds, are 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.

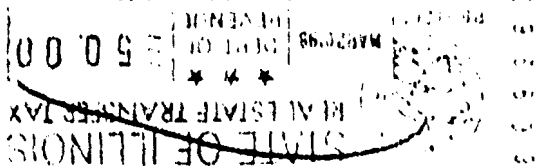


Given under my hand and official seal, this 13th day of MAY, 1996.

Harry E. DeBruyn
Notary Public

11-0-93

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAR 20 1998 \$ 25.00



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UNOFFICIAL COPY
Attorneys' Title Guaranty Fund, Inc.

STATE OF ILLINOIS

SS.

COUNTY OF COOK

JOINT TENANCY AFFIDAVIT

Lucille M. Irvine, hereby referred to as the affiant, states under oath that the affiant resides at 2879 17th B Road in the City of Tipppecanoe, IN, ~~Illinois~~; that the affiant was acquainted with ROBERT IRVINE, the decedent; that at the time of death, the decedent was one of the owners of the property, by virtue of a properly recorded joint tenancy warranty deed, said property, located in COOK County, Illinois, and legally described as follows: Lot 21 in Block 4 in Parmly's Normal Park Addition in the North-west of Section 28, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

That the decedent had no interest in any business or partnership, nor held any power of appointment at death, nor created any remainder interests in property by transfer with retention of a life interest therein or the creation of interests to take effect in possession or enjoyment after death;

That the decedent died on March 29, 1991, leaving no last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ not sufficient to require inheritance estate tax and that the value of the above property individually was \$.

That the Illinois Inheritance Tax and the Federal Estate Tax, if any was due from the decedent's estate, has been paid in full;

That the affiant makes this affidavit to induce Attorneys' Title Guaranty Fund, Inc. to issue its policy of title insurance on the above described property.

The affiant hereby covenants and agrees, for himself/herself, herself, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Attorneys' Title Guaranty Fund, Inc. harmless and to reimburse The Fund for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which The Fund may suffer, expend or incur by reason of the issuance of said policy free and clear of the following objections:

1. Claims against the estate of ROBERT IRVINE, the decedent;
2. Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent;
3. Legacies, if any, created by the will of said decedent;
4. Rights of contribution.

Lucille M. Irvine (Seal)
Lucille M. Irvine (Seal)

Subscribed and sworn to before me this 6th day of May, 1996.

Joann Utter
Notary Public Joann Utter

Expiration Date:
10-17-96

Note: If the decedent left a will, it will be necessary that the original or certified copy thereof be presented to us for inspection. A death certificate, together with evidence of payment of death taxes, if any, should accompany this affidavit.

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MARSHALL COUNTY BOARD OF HEALTH
PLYMOUTH, INDIANA

Certificate of Death Registration

This Certifies, that according to the records of the Marshall County Health Department,

Name..... Robert Irvine died
March 29, 1991 at Approx. 3:00 A.M., 2879 17B Rd. Tr., Tippecanoe, IN
Month Date Year at Hour of Death Place Hospital
Age at Death..... 67 Sex Male Color White Social Security No. 325-20-6652
Cause of death given..... Congestive Heart Failure
Signed by..... James Mueller, M.D., Argos, IN
Physician or Coroner Address
Place of burial or removal..... Summit Chapel, Bourbon, IN
Name of Cemetery Address
Date of burial..... March 31, 1991, Grossman Funeral Home, Argos, IN
Funeral Director Address
Record was filed..... April 4, 1991 Certificate No. 91-76 Book 1991 Page 76

SEAL

..... *James A. Robinson, M.D.*
Marshall County Health Officer
Issued..... April 4, 1991

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