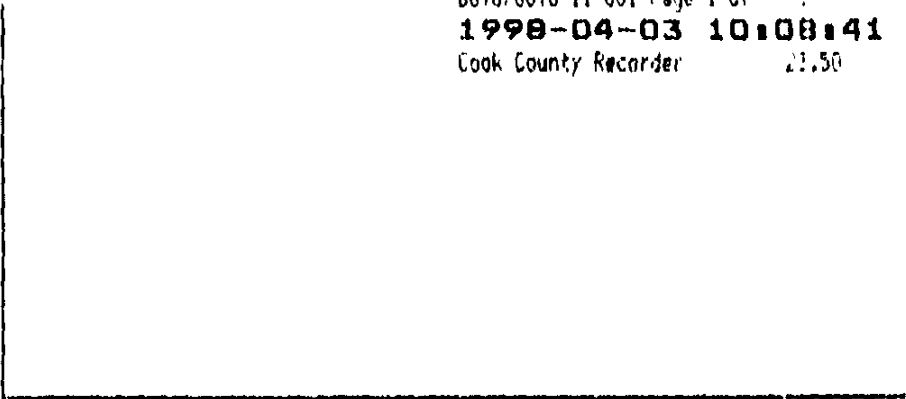


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1998-04-03 10:08:41
Cook County Recorder 23.50

Prepared by:
Joel L. Chupack, Esq.
Heinrich & Kramer, P.C.
205 West Randolph,
Suite 1750
Chicago, IL 60606



109130 1/2

WARRANTY DEED

THE GRANTOR, JON M. LARSON and KAY L. TAUSCHER, husband and wife, of Chicago, Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to STEVEN R. BENZA and JENNIFER L. LISTER, whose address is 3432 North Oakley #2, Chicago, Illinois, not as tenants in common, not as tenants by the entirety, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, SUBJECT ONLY TO THOSE ITEMS SET FORTH ON EXHIBIT "A" (2)

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 as tenants in common, not as tenants by the entirety, but as JOINT TENANTS, forever.

DATED this 23 day of March, 1998.

Jon M. Larson
JON M. LARSON
Kay L. Tauscher
KAY L. TAUSCHER

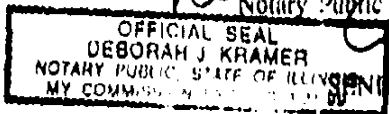
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JON M. LARSON and KAY L. TAUSCHER, 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.

GIVEN under my hand and official seal, this 23 day of March, 1998.

Deborah J. Kramer
Notary Public

My Commission Expires:



MAIL TO:

Bruce B Cole
330 N. Wabash Street #601
Chicago, IL 60611

SUBSEQUENT TAX BILLS TO:

STEVEN R. BENZA
810 Madison Street
Evanston, IL 60202



ATGF, INC

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EXHIBIT "A"

Legal Description

LOT 3 IN BLOCK 5 IN GROVE'S ADDITION TO EVANSTON BEING A SUBDIVISION IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 11-19-310-007

Commonly known as: 810 Madison, Evanston, IL.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year of 1997 and subsequent years.

CITY OF EVANSTON 003992

Real Estate Transfer Tax

City Clerk's Office

MAR 21 1998

Amount \$ 16,350.00

Agent [Signature]

Property of Cook County Clerk's Office

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
PROPERTY TAX
32700

16350