## **UNOFFICIAL COPY**

WARRANTY DEED

JOINT TENANCY

THE GRANTORS, KARL R. SCHALLER and PATRICIA SCHALLER, his wife, of

the City of Chicago, County of Cook, and State of Illinois.

for and in consideration of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration.

98317007

DEPT-01 RECORDING

\$25.50

- T40009 TRAN 2137 04/21/98 15:19:00
- \$0952 \$ RC \*-98-317007
- COOK COUNTY RECORDER

CONVEY and WARRANT to JAMES NICKLAS AND GEORGIA KARRAS, of 5109 N. Mason, Chicago, IL 60630, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

W.

LOT 57 IN KINSEY'S JEFFERSON FARK AND FOREST GLEN SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, 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 real estate not in Tenarcy in Common, but in Joint Tenancy forever, subject only to the following: covenants, conditions and restrictions of record: private, public, and utility easements; roads and highways; governmental taxes or assessments for improvements accept completed; and general real estate taxes for 1998 and subsequent years.

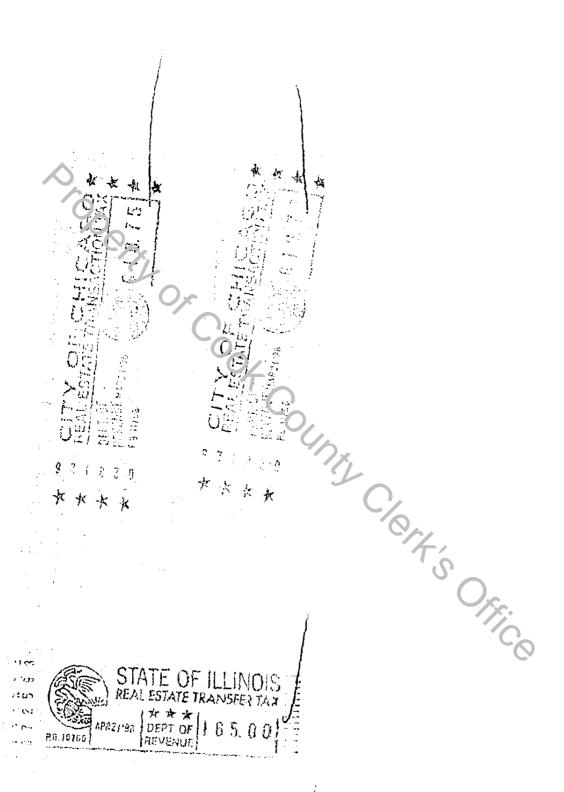
PERMANENT REAL ESTATE INDEX NUMBER: 13-09-221-017-0000

ADDRESS OF REAL ESTATE: 5118 W. Foster Ave., Chicago, IL 60630

DATED THIS 30 DAY OF MARCH , 1998.

KARL R. SCHALLER

THIS DEED CONTAINS TWO PAGES. THIS IS PAGE ONE (1) OF TWO (2)



Cook County

REAL ESTATE TRANSACTION TAY

REVENUE

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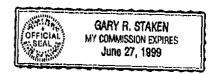
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State of Illinois County of	) ) SS )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT KARL R. SCHALLER and PATRICIA SCHALLER 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 30 DAY OF MARCH

[SEAL]



THIS INSTRUMENT WAS PREPARED BY:

GARY R. STAKEN ATTORNEY AT LAW 6215 WEST TOUHY AVENUE, CHICAGO IDLINOIS 60646



PROFESSIONAL NATIONAL Juny Clark's Offic TITLE NETWORK, INC.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO: