

UNOFFICIAL COPY

WARRANTY DEED

98317007

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.

. DEPT-01 RECORDING \$25.50
. T40009 TRAN 2137 04/21/98 15:19:00
. 40952 RC *-98-317007
. COOK COUNTY RECORDER

CONVEY and WARRANT to ^{w.} 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:

LOT 57 IN KINSEY'S JEFFERSON PARK 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 Tenancy 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 not yet 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 (SEAL)
KARL R. SCHALLER

Patricia Schaller (SEAL)
PATRICIA SCHALLER

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

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
PROPERTY OF COOK COUNTY CLERK'S OFFICE

82.75
821820

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
PROPERTY OF COOK COUNTY CLERK'S OFFICE

82.75
821820

072598
072598
072598

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 21 '98 DEPT OF REVENUE 165.00

072057

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP APR 21 '98 PA. 11425 82.50

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State of Illinois)
) SS
County of)

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, 1998.

[SEAL]



NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:

PROFESSIONAL NATIONAL
TITLE NETWORK, INC.

GARY R. STAKEN
ATTORNEY AT LAW
6215 WEST TOUHY AVENUE,
CHICAGO ILLINOIS 60646
(773) 775-6458



MAIL TO:

William Macardo
62 Oxford Square Dr.
Suite # 301
Oxford Park, IL 60462

SEND SUBSEQUENT TAX BILLS TO:

James Nickles
5118 W. Foster
Chicago, IL 60630

98317007