

UNOFFICIAL COPY 98386144



Chicago Title Insurance Company

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1998-05-11 15:52:06
Cook County Recorder 21.50

**WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

THE GRANTOR(S) MADELEINE FOLKER as Trustee of the MADELEINE FOLKER SELF DECLARATION OF TRUST DATED JULY 30, 1991 of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00 100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY(S) and WARRANT(S) to BRUCE R. COHEN and LISA A. COHEN (GRANTEE'S ADDRESS) 1333 KINGSBURY, CHICAGO, Illinois 60622

(4)

of the County of COOK, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, 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

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO:

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 as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s):

Address(es) of Real Estate: 2615-17 LAKEWOOD AND 1248-54 WRIGHTWOOD, CHICAGO, Illinois 60646

Dated this 1st day of May, 1998.

Madeleine Folker

MADELEINE FOLKER as Trustee of the
MADELEINE FOLKER SELF DECLARATION
OF TRUST DATED JULY 30, 1991

WARRANT
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MADELEINE FOLKER as Trustee of the MADELEINE FOLKER SELF DECLARATION OF TRUST DATED JULY 30, 1991

personally known to me to be the same person(s) whose name(s) 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 official seal, this 1st day of May 1998

98380144

OFFICIAL SEAL

Donald R. Rauschert

Notary Public - State of Illinois

My Commission Exp. 08/27/2001

(Notary Public)

Prepared By: RAUSCHERT AND RAUSCHERT
1025 W. WEBSTER
CHICAGO, ILLINOIS 60614

Mail To:
BRUCE R. COHEN
2615-17 LAKEWOOD AND 1248-54 WRIGHTWOOD
CHICAGO, Illinois 60646

Name & Address of Taxpayer:
BRUCE R. COHEN
2615-17 LAKEWOOD AND 1248-54 WRIGHTWOOD
CHICAGO, Illinois 60646

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EXHIBIT "A"
Legal Description

AN UNDIVIDED ONE HALF INTEREST IN AND TO:

THE EAST ONE HALF (1/2) OF LOT 11 AND ALL OF LOT 12 IN THE SUBDIVISION OF THE SOUTH WEST 1/4 OF SUBBLOCK 2 OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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CHICAGO TITLE INSURANCE COMPANY

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STATEMENT BY GRANTOR AND GRANTEE

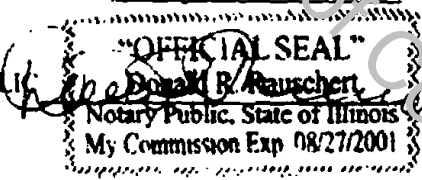
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire an hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 5/1/98

Signature: Maddeline Feltner
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Maddeline Feltner
THIS 1st DAY OF May
1998

NOTARY PUBLIC Donald B. Rauscher



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: _____

Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS _____ DAY OF _____
19 _____

NOTARY PUBLIC _____

AS ATTORNEY FOR
BESSIE D. COHEN
LCSO A. COHEN

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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