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WARRANTY DEED

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1999-05-06 09:27:18
Cook County Recorder 23.50

**[Individual to Individual]
Joint Tenancy**



99437390

This Document Prepared By:

**Dennis G. Kral
Attorney At Law
18100 Harwood,
Homewood, Il. 60430
708-957-7800**



GRANTOR[S], James August, divorced and not since remarried, of the City of Chicago, County of Cook, in the State of Illinois, for and in consideration of TEN DOLLARS (\$10:00); and other good and valuable consideration in hand paid, CONVEY[S] and WARRANT[S] to the GRANTEE[S], Don A. Walczak and Phyllis S. Walczak of 13537 South Buffalo, Chicago, County of Cook, and State of Illinois, not in tenancy in Common but as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

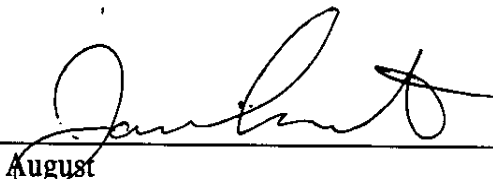
LOT 30 (EXCEPT THE SOUTH 10 FEET THEREOF) AND LOT 31 AND LOT 32 (EXCEPT THE NORTH 1/2 THEREOF) IN BLOCK 20 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTH 5 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 13537 South Buffalo, Chicago, IL

Permanent Tax Number: 26-31-412-051

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, but as joint tenants, forever.

DATED this 26 day of APRIL, 1999.


James August (seal)

_____ (seal)

ATGF, INC (seal)

_____ (seal)

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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 James August, divorced and not since remarried, personally known to me to be the same person whose name 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 26 day of April, 1999.

Commission Expires April 2, 2001.


Notary Public

**OFFICIAL SEAL
DENNIS G. KRAL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 2, 2001**

Mail To:


ADDRESS OF PROPERTY:
13537 South Buffalo
Chicago, IL

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO:


Recorder's Office Box No. _____

Donald Walczak
Phyllis Walczak
13537 South Buffalo
Chicago, IL


★ 0 2 1 5 7 7 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY-4'99 ★
★ P.B. 11195 ★

 **682.50** ★

0 6 4 0 5 1
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY-4'99
P.B. 11420

 **45.50**

COOK CO. NO. 016
0 8 9 0 9 4
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY-4'99 DEPT. OF REVENUE **91.00**

 P.B. 10689