

GEORGE E. COLE® No. 810 REC
LEGAL FORMS February 1996

WARRANTY DEED
Joint Tenancy
Statutory (Illinois)
(Individual to Individual)



CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S) NANCY RYAN, GARY STEFFENHAGEN, JOHN STEFFENHAGEN, GAIL FULLER

of the CITY of CHICAGO County of COOK State of ILLINOIS for and in consideration

of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid,

CONVEY(S) and WARRANTS(S) to

MICHAEL PEGAN, JANE PEGAN AND VIRGINIA HICKS
4450 S. WALLACE, CHICAGO, IL 60609

(Names and Address of Grantees)

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: PARCEL 1: LOT 35 IN DUNCAN'S SUBDIVISION OF BLOCK 8 IN TAYLOR AND KREIGH'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH-WEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THAT PART OF A STRIP OF LAND FORMERLY MARKED DRIVE AND DUNCAN PARK (NOW VACATED) ON PLAT OF DUNCAN'S RESUBDIVISION OF BLOCK 8 LYING BETWEEN THE SOUTH LINE OF LOT 35 AND THE NORTH LINE OF 42ND PLACE AS NOW LOCATED THROUGH BLOCK 8.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY 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 in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 20-04-128-023, VOL 413

Address(es) of Real Estate: 432 WEST 42ND PLACE CHICAGO, IL 60609

DATED this: 28th day of APRIL 1999

Please print or type name(s) below signature(s)

Nancy Ryan (SEAL)
NANCY RYAN

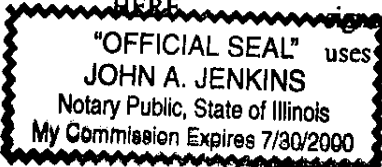
Gail Fuller (SEAL)
GAIL FULLER

Gary Steffenhagen (SEAL)
GARY STEFFENHAGEN

John Steffenhagen (SEAL)
JOHN STEFFENHAGEN

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 NANCY RYAN, GAIL FULLER, GARY STEFFENHAGEN, JOHN STEFFENHAGEN

personally known to me to be the same person S whose name S 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, including the release and waiver of the right of homestead.



Handwritten notes: 575 51520 3643 D

UNOFFICIAL COPY

99462563

LEGAL FORMS

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

REAL ESTATE TRANSFER TAX	00937.50
#	0000001105
FP	326709

REAL ESTATE TRANSFER TAX	00070.00
#	0000002567
FP	326700

REAL ESTATE TRANSFER TAX	00055.00
#	0000002568
FP	326700

REAL ESTATE TRANSFER TAX	00062.50
#	0000002560
FP	326679

CITY OF CHICAGO



CITY TAX

MAY. 12.99

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS



STATE TAX

MAY. 12.99

COOK COUNTY

STATE OF ILLINOIS



STATE TAX

MAY. 12.99

COOK COUNTY

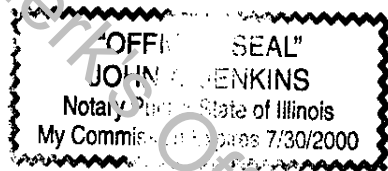
COOK COUNTY
REAL ESTATE TRANSACTION TAX



COUNTY TAX

MAY. 12.99

REVENUE STAMP



Given under my hand and official seal, this 28th day of APRIL 19 99

Commission expires 7-30-2000 John Jenkins NOTARY PUBLIC

This instrument was prepared by GEORGE GRZECA 4380 CENTRAL AVE. WESTERN SPRINGS, IL 60538 (Name and Address)

MAIL TO: (Name) JAMES G. ALEX. (Address) 100 W. MONROE STREET, CHICAGO, ILL. 60603 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: (Name) MICHAEL R. FEYAN (Address) 432 WEST 42ND PLACE CHICAGO, ILL. 60609 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.