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Cook County Recorder 25.50



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Property of Cook County Clerks Office

WARRANTY DEED
Statutory - Illinois

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THE GRANTOR(S)

James R. Nickelatti and Martha S. Nickelatti
Husband and Wife, as Joint Tenants
1639 N. Claremont, Chicago, IL

of the City of Chicago, County of Cook, in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Michael Broadfoot
3519 N. Racine, Chicago, IL

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 31 IN JOHN N. MASON'S SUBDIVISION OF THE WEST PART OF LOT 5 AND OF THE SOUTH 33 FEET OF LOT 3 IN THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, 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.

Permanent Real Estate Index Number(s): 14-31-327-012 Vol. 533

Address(es) of Real Estate: 1639 N. Claremont, Chicago, IL 60657

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SUBJECT TO: General real estate taxes not due and payable at time of closing; Special Assessments confirmed after this Contract date; Building, building line and use or occupancy restrictions, conditions, and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Dated this 27th day of May, 19 99.



JAMES R. NICKELATTI



MARTHA S. NICKELATTI

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that

JAMES R. NICKELATTI AND MARTHA S. NICKELATTI

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 have 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 27th day of May, 19 99.

Commission expires 8/31/2002



NOTARY PUBLIC



This instrument was prepared by:

John F. Garrow
RATHJE, WOODWARD, DYER & BURT
300 E. Roosevelt Road
Wheaton, IL 60187

99531080

Mail to:

Jay Zabel
55 West Monroe, #3950
Chicago, IL 60603

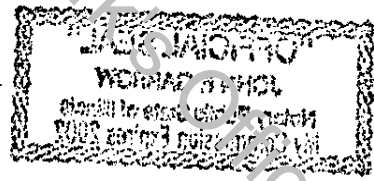
Send Subsequent Tax Bills to:

Michael J. Broadfoot
1639 N. Claremont
Chicago, IL 60647



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06/16/2016