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1999-07-22 12:04:25
Cook County Recorder 27.50



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**WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL
JOINT TENANCY**

THE GRANTORS, JOHN M. COZZIE and SHARON M. COZZIE, his wife, of the Village of Lemont, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration,

CONVEYS AND WARRANTS TO:

JOSEPH DIUGOPOLSKI and KATHY DIUGOPOLSKI, Married To Each other, 52089 Highway 6x2A Glenwood Spring Colorado 81601

as joint tenants with right of survivorship and not as tenants in common; the following described Real Estate situated in the County of COOK and State of Illinois, to-wit:

THAT PART OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION THIRTY THREE (33), TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AS DESCRIBED ON THE BACK OF THIS DEED.

hereby releasing and waiving all right, under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as joint tenants with right of survivorship and not as tenants in common, forever. Subject to covenants, conditions, restrictions and easements of record, Documents number ___; General taxes for 1998 and subsequent years.

**ADDRESS OF REAL ESTATE: 12912 South Archer Avenue, Lemont, Illinois 60439
PERMANENT REAL ESTATE INDEX NUMBER: 22-33-103-016, volume 62 (parcel 1)
and 22-33-103-017 (parcel 2 affects PIQ and OP)**

DATED THIS 18 DAY OF December, 1998

John M. Cozzie
JOHN M. COZZIE
Sharon M. Cozzie
SHARON M. COZZIE

STATE OF ILLINOIS, COUNTY OF COOK) ss. I, the undersigned, a Notary Public in and for Will County, Illinois, DO HEREBY CERTIFY that JOHN M. COZZIE and SHARON M. COZZIE, his wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 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 homestead.



Given under my hand and official seal this 18 day of December, 1998.

Sara Connelly Zervos
Notary Public. Commission Expires: 10/25/99

This instrument prepared by: Sara C. Zervos
P. O. Box 843, Orland Park, IL 60462

Record and mail to: Atty. Frank J. Kuta, 5130 Archer Ave., Chicago, IL 60632



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S 1548707 O.F.

SHIRLEY R. KUSTA
WILL COUNTY RECORDER

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS]
COUNTY OF WILL] 88

DOCUMENT NO.:

John Cozzi, being duly sworn on oath, states that he reside at 12912 S. Archer, Kenosha IL 60439
That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 2.5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroad or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct description in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act (7/17/59) into no more than 4 parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 2.5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. Oct. 1, 1977.

The conveyance is of land described in the same manner as title was taken by grantor(s).

OFFICIAL SEAL

SARA CONNELLY ZERVOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/23/99

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

DEBTANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME
this 18 day of December 19 98.

[Signature]
NOTARY PUBLIC

[Signature]
John M. Cozzi