

UNOFFICIAL COPY

**WARRANTY DEED**  
**Statutory (ILLINOIS) (General)**

99908234

797070007 92 001 Page 1 of 2  
1999-09-27 09:52:02  
Cook County Recorder 23.50



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 of merchantability or fitness for a particular purpose.

**THE GRANTOR (NAME AND ADDRESS)**

John A. Beckett, divorced  
and not since remarried and  
Leslie Kleiman Beckett,  
divorced and not since  
remarried of 1 E. Wacker  
Suite 1910

(The Above Space For Recorder's Use Only)

of the City Cook of Chicago County  
of Illinois State of Illinois  
for and in consideration of ten and no/100-- DOLLARS, and other good and valuable consideration  
in hand paid, CONVEY and WARRANT to  
Tilzell Smith, a widow  
of 7112 S. Woodlawn Chicago, Il.

**(NAMES AND ADDRESS OF GRANTEE(S))**

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:  
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1998 and subsequent years and

Subject to: continued on back

Permanent Index Number (PIN): 20-03-415-011

Address(es) of Real Estate: 429 E. 45th Place Chicago, Il. 60653

DATED this 17th day of September 1999

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

(SEAL) John A. Beckett (SEAL)  
(SEAL) Leslie Kleiman Beckett (SEAL)

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  
John A. Beckett and Leslie Kleiman Beckett



personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 17th day of September 1999

Commission expires 4/9/02 ~~XXXX~~

James E. Kostro  
NOTARY PUBLIC

This instrument was prepared by James F. Kostro & Assoc. 4928 S. Cicero Chicago, Il. 60638-2116  
(NAME AND ADDRESS)

**Legal Description**

of premises commonly known as 429 E. 45th Place  
Chicago, Il. 60653

THE EAST 25 FEET OF LOT 15 IN SNOW AND DICKERSON'S SUBDIVISION OF LOT 3 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1999 and subsequent years.

City of Chicago  
Dept. of Revenue  
212329  
09/23/1999 11:21  
Batch 01567 2  
  
Real Estate  
Transfer Stamp  
\$1,987.50

011704  
REVENUE  
STAMP  
SEP 23 99  
PA. 10847  
REAL ESTATE TRANSACTION TAX  
Cook County

027735  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
SEP 23 99  
PA. 10847  
265.00



MAIL TO: { Atty. Pepe Talon  
(Name)  
70 W. Madison Suite 3750  
(Address)  
Chicago, Il. 60602  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Tilzell Smith  
(Name)  
429 E 45th Place  
(Address)  
Chicago, Il. 60653  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_