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1999-01-19 14:32:54
Cook County Recorder 23.00



99055058

Form No. 10R
AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

WARRANTY DEED
Statutory (ILLINOIS) (General)

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)
JANE HERON, married to Kenneth W. Tetzlaff
2449 North Sawyer
Chicago, Illinois 60647

(The Above Space For Recorder's Use Only)

of the CITY of CHICAGO County
of COOK State of ILLINOIS
for and in consideration of TEN & NO/100-(\$10.00)-DOLLARS and other good and valuable consideration
in hand paid, CONVEY and WARRANT to

HOWARD A. WAX & PHILIP M. J. EDISON
400 East Randolph Street, #1413
Chicago, Illinois 60601

as Tenants in Common (NAMES AND ADDRESS OF GRANTEES)
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

SEE REVERSE.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number (PIN): 13-26-429-005-0000

Address(es) of Real Estate: 2449 NORTH SAWYER, CHICAGO, ILLINOIS 60647

DATED this 4th day of NOVEMBER 1998

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Jane Heron (SEAL) _____ (SEAL)
JANE HERON

(SEAL) _____ (SEAL)

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



JANE HERON, married to Kenneth W. Tetzlaff
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 s h e signed, sealed and delivered the said instrument as her 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 4th day of NOVEMBER 1998
Commission expires _____ 19_____

NOTARY PUBLIC

This instrument was prepared by MICHAEL WEXLER, 134 N. LASALLE STREET, #1108, CHICAGO, IL.
(NAME AND ADDRESS)

PAGE 1 SEE REVERSE SIDE

CTIC
LND
7778512
98110368
Policy 1/2

BOX 333-CTI

Legal Description

of premises commonly known as 2449 NORTH SAWYER, CHICAGO, ILLINOIS 60647

LOT 42 AND THE SOUTH 1/2 OF LOT 43 IN BLOCK 7 IN SUBDIVISION OF 39 ACRES THE EAST SIDE OF AND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

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 1998 AND SUBSEQUENT YEARS.

COOK COUNTY NO. 016 06474 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE JAN 15 '99 458.00

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP JAN 15 '99 229.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 15 '99 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 15 '99 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 15 '99 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 15 '99 438.00

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: HOWARD A. WAX (Name) 900 NORTH MICHIGAN AVENUE - #1200 (Address) CHICAGO, ILLINOIS 60611 (City, State and Zip)

HOWARD A. WAX & PHILIP M.J. EDISON (Name) 2449 NORTH SAWYER (Address) CHICAGO, ILLINOIS 60647 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____