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GEORGE E. COLE®
LEGAL FORMS

No. 808-REC
May 1996

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1999-01-21 08:23:33
Cook County Recorder 25.50

WARRANTY DEED
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 of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR PENNY BEARD, a single female and a widow
of the City of Chicago County of Cook State of Illinois for and
in consideration of Ten Dollars and No Cents (\$10.00) DOLLARS, and other good
and valuable considerations in hand paid,
CONVEY S and WARRANT S to PENNY BEARD, Trustee under the Penny
Beard Trust dated October 1, 1998

(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:
Lot 9 in Sofie Bauermeister's Subdivision of Lot 2 in Richon and Bauermeister's
Subdivision of the West 1/2 of the Northeast 1/4 of Section 25, Township 40 North,
Range 13, 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.
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____;
_____ ; and to General Taxes for 1997 and subsequent years.
Permanent Real Estate Index Number(s): 13-25-204-007
Address(es) of Real Estate: 3109 N. California, Chicago, IL 60618

10/1/98
Date
Section 7-4, Real Estate Transfer Tax Act
Seller or Representative

Dated this 1st day of October, 19 98

Penny Beard

(SEAL) (SEAL)

PENNY BEARD

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

(SEAL) (SEAL)

S-4
P-2
N-W
M-9
D-1E

UNOFFICIAL COPY

Warranty Deed

Individual to Individual

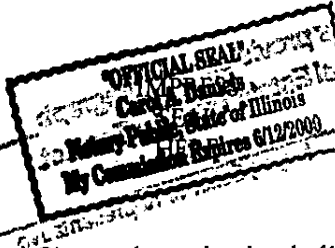
TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

State of Illinois, County of Cook, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Penny Beard, a single woman and a widow

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 she 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 1st day of October 1998
Commission expires June 12 2000 Carol A. Daniels
NOTARY PUBLIC

This instrument was prepared by Alan John Forest, 1275 Milwaukee Avenue, Suite 300 Glenview, IL. 60025

(Name and Address)

Alan John Forest

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

Miller, Forest & Downing, Ltd.
1275 Milwaukee Ave., Suite 300

Ms. Penny Beard

(Name)

Glenview, IL. 60025

1109 N. California

(Address)

(City, State and Zip)

Chicago, IL. 60618

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 1, 1998

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent this 1st day of October, 1998.

Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 1, 1998

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent this 1st day of October, 1998.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABA to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)