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1999-02-02 13:11:51
Cook County Recorder 23.50

GEORGE E. COLE®
LEGAL FORMS

No. 808-REC
May 1996

9900136

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

GEORGE S. PISTAS married to Diane Pistas

of the city of Chicago County of Cook State of Illinois for and in consideration of Ten (\$10,000) DOLLARS, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to JOSEPH J. ZEMAN, an undivided 50% ownership interest; and to FRANK J. ZEMAN an undivided 50% ownership interest not as Joint Tenants, but as Tenants in Common 3936 W. Armitage Ave., Chicago, IL 60647

(Name and Address of Grantee)

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

LOT 69 IN PRICE AND MOSS SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

* Property is not homestead.

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 1998 and subsequent years.

Permanent Real Estate Index Number(s): 13 35 123 056 0000

Address(es) of Real Estate: 3936 W. Armitage Ave., Chicago, IL 60647

Dated this 28th day of January, 1999

George S. Pistas

(SEAL)

(SEAL)

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

(SEAL)

(SEAL)

UNOFFICIAL COPY

LEGAL FORMS

69001765

Warranty Deed
Individual to Individual

TO

081580

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP FEB-2'99

37.50

P.B. 11422

101

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

★★★

FEB-2'99 DEPT. OF REVENUE

75.00

P.B. 11252

★ CITY OF CHICAGO ★

★ REAL ESTATE TRANSACTION TAX ★

★ 562.50 ★

★ P.B. 11193 ★

State of Illinois, County of Cook ss. 1, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George S. Pistas

OFFICIAL SEAL 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 _____ he _____ sealed and delivered the said instrument as his 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 28th day of JANUARY 19 99

Commission expires MARCH 24 2000

Lawrence A. Guzik
NOTARY PUBLIC

This instrument was prepared by L. Diane Sharp 9901 Wendy Way, Niles, IL. 60714
(Name and Address)

MAIL TO: LAWRENCE A. GUZIK
(Name)
1409 W. WELLS ST.
(Address)
CHICAGO IL 60610
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
JOSEPH J. ZEMAN
(Name)
3940 W. ARMITAGE AVE
(Address)
CHICAGO, IL 60647
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____