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4/9/015 81 001 Page 1 of 3  
1999-02-04 13:31:25  
Cook County Recorder 25.50



**WARRANTY DEED**  
Joint Tenancy  
**ILLINOIS STATUTORY**



**MAIL TO:**  
Mark Ross, ATTY  
233 E. Erie, #208  
Chicago, IL 60611

**NAME & ADDRESS OF TAXPAYER:**

Mark and Kristine J. Bean  
1710 Fletcher 256 N. Bosworth  
Chicago, Illinois 60657-60614

THE GRANTOR(S) JOSEPH EDWARD PONDER, a widower, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid CONVEY(S) AND WARRANT(S) to MARK E. BEAN and KRISTINE J. BEAN, His Wife of the City of Chicago, County of Cook, State of Illinois all interest in the following described real estate situated in the County of Cook, in the State of Illinois, not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

SUBJECT TO: General real estate taxes for 1998 and subsequent years, easements, covenants, restrictions, and conditions of record.

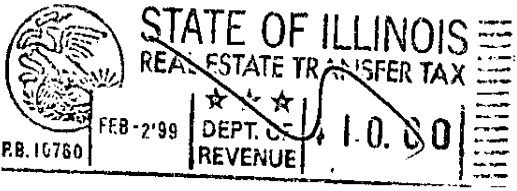
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hereby releasing and waiving all rights under and by virtue of the Homestead

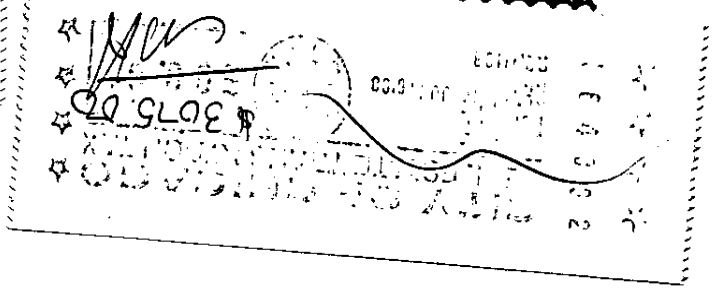
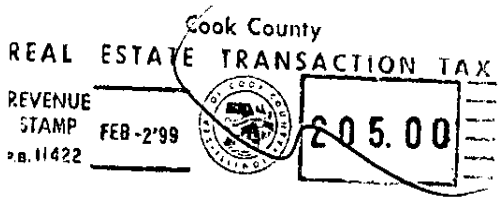
Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy forever.

Permanent Index Number(s) 14-30-203-039  
Property Address: 1710 Fletcher, Chicago, Illinois 60657  
Dated this 24th day of December, 1998.

084122  
081623



*Joseph Edward Ponder*  
SEAL) X \_\_\_\_\_ (SEAL)  
JOSEPH EDWARD PONDER



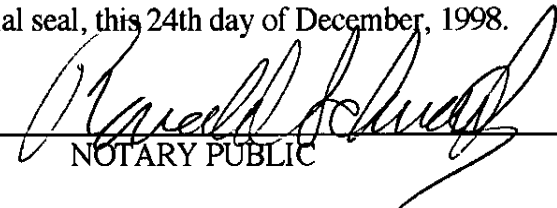
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STATE OF ILLINOIS)  
County of Cook ) SS.

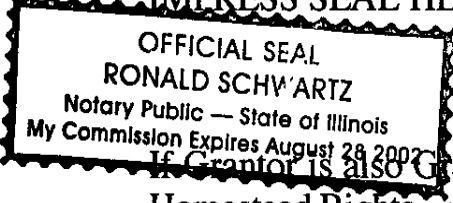
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that JOSEPH EDWARD PONDER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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 notarial seal, this 24th day of December, 1998.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires on the August 28, 2002.

IMPRESS SEAL HERE



Cook County-Illinois Transfer Stamp

If Grantor is also Grantee you may want to strike Release & Waive of Homestead Rights.

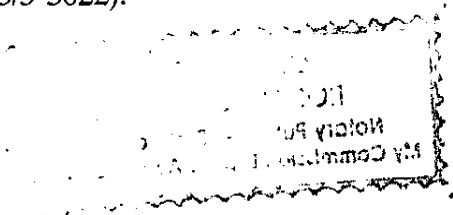
NAME & ADDRESS OF PREPARER:  
RONALD SCHWARTZ  
1020 MILWAUKEE, #300A  
DEERFIELD, ILLINOIS 60015

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4  
REAL ESTATE TRANSFER ACT

DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument (55 ILCS 5/3-5022).



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SHELDON SCHWARTZ AS AN AGENT FOR  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
1941 Rohlwing Road Rolling Meadows, IL 60008

99116717

## ALTA Commitment Schedule A1

File No.: R68093

PROPERTY ADDRESS: 1710 FLETCHER  
CHICAGO, IL 60657

### LEGAL DESCRIPTION:

<sup>All</sup>  
~~THE EAST 1/2~~ OF LOT 50 AND ALL OF LOT 51 IN EUGENE E. PRUSSING'S  
ADDITION TO LAKEVIEW A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST  
1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 7 ACRES  
THEREOF) IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 14-30-203-039

Property of Cook County Clerk's Office