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00523645

2000-07-14 10:30:52
Cook County Recorder 27.50

WARRANTY DEED

Statutory (Illinois) (Individual to Individual)

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE



00523645

THE GRANTOR,
RICHARD B. DUNCAN, married to
JOAN M. DUNCAN, of the City of
Chicago Heights, County of Cook,
State of Illinois, for and in
consideration of Ten
and No/100 (\$10.00) ----- Dollars, and
other good and valuable consideration in
hand paid, CONVEY and WARRANT to
ROBERT PALHEGYI and RANEE
PALHEGYI, his wife, of 22411 Torrence
Ave, Chicago Heights, Illinois 60411, not
as Joint Tenants or Tenants in Common
but as Tenants by the Entirety
the following described Real Estate situated
in the County of Cook in the State of
Illinois, to wit:

The Above Space For Recorder's Use Only

LOT 5 IN ROBERT BARTLETT'S TORRENCE AVENUE FARMS, A SUBDIVISION OF THE WEST 1/2
OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1946, AS
DOCUMENT 13709255, IN COOK COUNTY, ILLINOIS

Subject To:

General real estate taxes not due payable at the time of closing and restrictions of record so long as they do not
interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 33-31-100-006-0000

Address(es) of Real Estate: 22411 Torrence Ave, Chicago Heights, Illinois

On this 16th day of June 2000.

Richard B. Duncan X(SEAL)
RICHARD B. DUNCAN

For purposes of waiving homestead

Joan M. Duncan X(SEAL)
JOAN M. DUNCAN

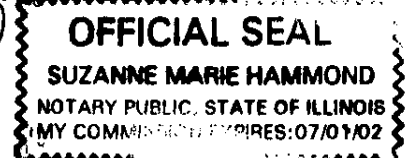
STATE OF ILLINOIS)

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD B. DUNCAN
AND JOAN M. DUNCAN personally known to me to be the same persons whose names are 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.

Given under my hand and official seal, this 15 day of June, 2000

Commission expires: 07-01-02 Suzanne Marie Hammond
Notary Public



HP

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REAL ESTATE TRANSFER TAX	FP351021	# 0000001214	0006800	JUL. 13.00	COOK COUNTY REAL ESTATE TRANSACTION TAX	REVENUE STAMP
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REAL ESTATE TRANSFER TAX	FP351009	# 0000001243	0013600	JUL. 13.00	STATE OF ILLINOIS	STATE TAX
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Attorney at Law
 9697 191st Street
 Mokena, Illinois 60448

MAIL TO: Cary Brown

This Instrument Was Prepared By:
 David Finn
 8 West Miner
 Arlington Heights, Illinois 60004

Send Tax Bills To:
 Mr. and Mrs. Robert Palhegyi
 22411 Torrence Ave,
 Chicago Heights, IL 60411

00523645

OFFICE OF THE CLERK

Cook County Recorder:

22411 Torrence Avenue, Chicago Heights is
**not in the city limits of Chicago Heights. The Real
Estate Transfer Tax does not apply.**

June 13, 2000

(DATE)

(City Clerk)

or

Maria Stanja
(City Clerk's Staff)

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Page 4 of 4

EXHIBIT "A"

Legal Description

LOT 5 IN ROBERT BARTLETT'S TORRENCE AVENUE FARMS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1946 AS DOCUMENT 13709255, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office