

# UNOFFICIAL COPY



Doc#: 0326201270  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 09/19/2003 12:13 PM Pg: 1 of 2

## WARRANTY DEED Statutory - Illinois

### THE GRANTOR(S)

John A. Bernard  
an unmarried man  
3 S 637 Behrs Circle Drive, Warrenville, IL 60555

of the Village of Warrenville, County of DuPage, in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Phillippa, L.L.C.  
123 South Kensington Avenue, La Grange, IL 60525

the following described Real Estate situated in the County of Cook in the State of Illinois

LOT 16 IN BLOCK 7 IN JEFFERSON GARDENS, A SUBDIVISION OF THE WEST 1/2 OF SECTION 6 TOWNSHIP 38 NORTH RANGE 12 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.

Permanent Real Estate Index Number(s): 18-06-115-023-0000  
Address(es) of Real Estate: 540 Phillippa, Hinsdale, Illinois 60521

SUBJECT TO: General real estate taxes not due and payable at time of closing; Special Assessments confirmed after this Contract date; Building, building line and use or occupancy restrictions, conditions, and covenants of record; Zoning laws and

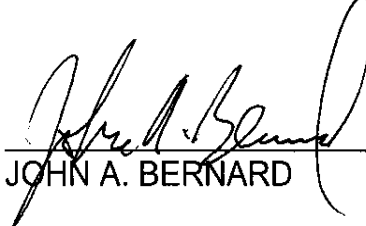
BOX 333-CTI 1085

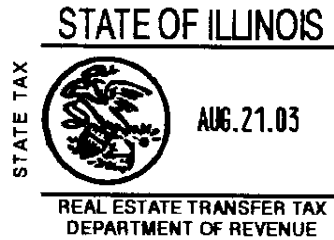
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23124767

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Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Dated this 29th day of July, 2003.

  
\_\_\_\_\_  
JOHN A. BERNARD



REAL ESTATE TRANSFER TAX
0034500
FP 102808


# 0000054888

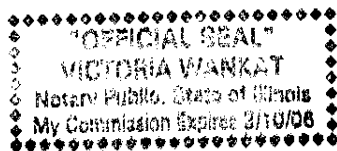
State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that

**John A. Bernard**

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 has signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of July, 2003.

Commission expires \_\_\_\_\_  
  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument was prepared by:

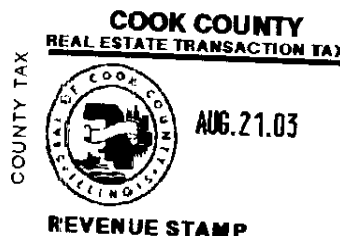
Reese J. Peck  
RATHJE & WOODWARD  
300 E. Roosevelt Road, Suite 300  
Wheaton, IL 60187

Mail to:

Joseph P. Byczek  
123 South Kensington Avenue  
La Grange, IL 60525

Send Subsequent Tax Bills to:

Casey Rooney Development LLC  
123 South Kensington Avenue  
La Grange, IL 60525



REAL ESTATE TRANSFER TAX
0017250
FP 102802

# 0080055023