

UNOFFICIAL COPY



WARRANTY DEED (Statutory) (Illinois)

Doc#: 0433148024
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 11/26/2004 10:40 AM Pg: 1 of 2

THE GRANTORS,

JAMES R. BOGARD and
RAYA D. BOGARD,
Husband and Wife,
of 1020 Circle, Forest Park,
Illinois, County of Cook

for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid,

WARRANT and CONVEY to

BRIAN S. HILDRETH, an Individual not married, of 5441 n. East River Road, Chicago, Illinois,

the following described Real Estate situated in the County of Cook in the State of Illinois to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General real estate taxes for 2004 and subsequent years, special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public, and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record none of which provide for reverter nor prohibit present use of property, if any; leases without purchase or renewal options, if any; to wit:

(see legal on reverse)

0410-12245
PRAIRIE TITLE
3821 W. NORTH AVE.
OAK PARK IL 60302

Permanent Index Number: 16-07-323-047-1005 Volume 141
Property Address: 413 S. Home, Unit 3A, Oak Park, Illinois 60302

JAMES R. BOGARD

RAYA D. BOGARD

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James R. Bogard and Raya D. Bogard personally known to me to be the same persons whose name is 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 19th day of November 2004



Commission expires May 23, 2007

Notary Public

Prepared by McDermott & Tricoci, LLC 1091 S. Roselle Road, Schaumburg, IL 60193

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LEGAL DESCRIPTION

UNIT 3 "A" IN 413 SOUTH HOME AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN BLOCK 2 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 23388841 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 413 S. HOME, UNIT 3A, OAK PARK, ILLINOIS 60302

PERMANENT INDEX NUMBER: 16-07-323-047-1005




NOV. 16.04

REAL ESTATE TRANSFER TAX
0178400
0000005583 FP 102801

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 26.04


REVENUE STAMP

COOK COUNTY
PROPERTY TAX
EXCISE TAX OFFICE

REAL ESTATE TRANSFER TAX
00700000759
0000000000 FP 351007

STATE TAX

STATE OF ILLINOIS



NOV. 26.04

COOK COUNTY

REAL ESTATE TRANSFER TAX
0022300
0000000000 FP 351024

MAIL TO

Ms. Amy Muran Felton
Attorney at Law
110 S. Euclid Avenue
Oak Park, Illinois 60302

SEND SUBSEQUENT TAX BILLS TO

Brian S. Hildreth
413 S. Home, Unit 3A
Oak Park, Illinois 60302