

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0433804039  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 12/03/2004 10:58 AM Pg: 1 of 2

Mail to:

Kevin P Burke

11 EAST ADAMS #1400

Chicago IL 60603

THE GRANTOR: **J. Michael Thibos**, a single individual of the City of Chicago, County of Cook, State of IL, for the consideration of Ten (\$10.00) DOLLARS, and other good consideration in hand paid, CONVEY and WARRANT to:

**John Ronan and Pauline Ronan**, husband and wife, of \_\_\_\_\_

(Grantee is to select one of the following options.)

- as an Individual,  as Trustee,
- as Tenants in Common,
- not as Tenants in Common, but as Joint Tenants with the right of survivorship,
- as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as Tenants by the Entirety,

the following described Real Estate situated in the County of «County\_Of\_Property» in the State of Illinois, to wit:

**THE WEST 6 INCHES OF LOT 26 AND ALL OF LOT 27 IN BLOCK 4 IN STENSLAND'S SUBDIVISION OF THE EAST 664.7 FEET OF LOTS 1 TO 4 IN SHELBY'S MAGOFFINS' SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

Subject to: (a) covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public roads and highways, if any; (e) party wall rights and agreement, if any; and (f) limitations and conditions imposed by the Illinois Condominium Property Act and Condominium Declaration, if applicable.

Hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-13-419-002-0000.

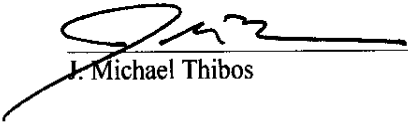
Cmg-5 FO 1 of 5-LMD  
E. Moore  
NW 6137060  
CTI

Box 334

# UNOFFICIAL COPY

Address(es) of Real Estate: 2455 Cuyler, Chicago, IL 60618.

Dated this 17 day of November, 2004.

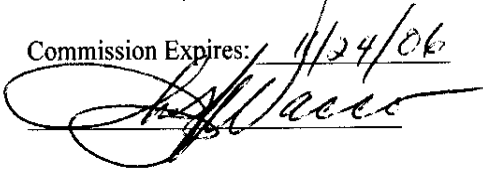
 (Seal)  
J. Michael Thibos

State of Illinois )  
County of Will ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J. Michael Thibos, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, 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 17<sup>th</sup> day of Nov, 2004

Commission Expires: 11/24/06





This instrument was prepared by: Philip J. Vacco, 1415 W. 55th St., Suite 201 LaGrange, IL 60525.

Send Tax Bills to: John Ronan and Pauline Ronan  
4033 N. Maplewood  
Chicago IL 60614

