

UNOFFICIAL COPY



Doc#: 0434441138  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/09/2004 12:25 PM Pg: 1 of 3

H55741

WARRANTY DEED  
ILLINOIS STATUTORY  
(INDIVIDUAL TO INDIVIDUAL)  
JOINT TENANTS

MAIL TO:  
Powers & Oseid, Ltd  
19 S. LaSalle, Ste 902  
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:  
Jason O'Beirne  
821 N. Winchester #3  
Chicago, IL 60622

HERITAGE TITLE COMPANY

THE GRANTOR(S), ARLIN F. SHIELDS, a widower, not since remarried, of the City of Paris, County of Henry, State of Tennessee, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid, ~~an unmarried man~~

CONVEYS AND WARRANTS to JASON O'BEIRNE, of the City of Chicago, County of Cook, State of Illinois, the following described real state situated in the, COUNTY OF COOK, STATE OF ILLINOIS, to wit: ~~JANICE M. O'BEIRNE and CHARLES L. ANDREWS, an unmarried man~~

~~NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS~~

LEGAL DESCRIPTION ATTACHED. WITH RIGHTS OF SURVIVORSHIP

~~an unmarried woman~~

3

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 property, forever.

as joint tenants

Permanent Index Number(s): 13-36-115-005-0000  
Property Address: 2045 N. ALBANY, CHICAGO, ILLINOIS 60647

This conveyance is subject to the following: General taxes for 2004 and subsequent years; covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party walls rights and agreements, if any; existing leases and tenancies; special governmental taxes and assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments.

Dated this 1st day of December, 2004

Arlyn F. Shields (Seal)  
ARLIN F. SHIELDS

\_\_\_\_\_ (Seal)

*by [Signature] as his attorney*

City of Chicago  
Dept. of Revenue  
361470  
12/06/2004 15:10 Batch 07247 125  
Real Estate  
Transfer Stamp  
\$2,737.50



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STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY ARLIN F. SHIELDS, by JAMES P. ANTONOPOULOS as his attorney in fact, are known to me as the 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 1<sup>st</sup> day of December ~~NOVEMBER~~, 2004.

*Kristen R. Gianfortune*  
Notary Public

My commission expires on 5.24.08, \_\_\_\_\_.

NAME & ADDRESS OF PREPARER:  
JAMES P. ANTONOPOULOS, ESQ  
ATTORNEY AT LAW  
5045 NORTH HARLEM AVENUE  
CHICAGO, ILLINOIS 60656-3501

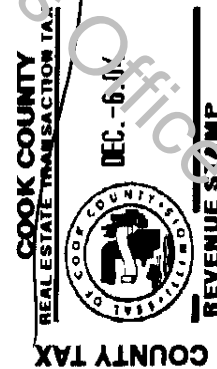
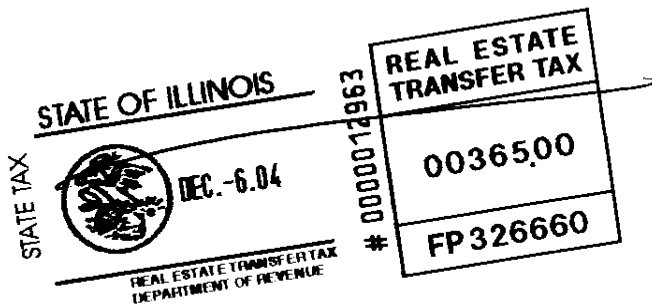


COOK COUNTY, ILLINOIS TRANSFER STAMP:  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 4, REAL ESTATE TRANSFER ACT

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

REAL ESTATE TRANSFER TAX	00182.50	FP326670
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# 000017963



# UNOFFICIAL COPY

**Exhibit A**

**H-55741**

**LOT 6 IN BLOCK 4 IN CLARKSONS SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS**

**P.LN 13-36-115-005 0900**

**C/K/A 2045 N. ALBANY AVENUE, CHICAGO, ILLINOIS 60647-3814**

Property of Cook County Clerk's Office