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CFE



WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

Doc#: 0501902038
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/19/2005 07:24 AM Pg: 1 of 3

THE GRANTOR(S) **JOHN MOORE & COLLEEN McSWEENEY-MOORE, his wife**
10317 SOUTH DRAKE AVENUE
CHICAGO, ILLINOIS 60655

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

JAMES P. McMAHON & KIMBERLY A. McMAHON, his wife
3318 West 114th Street
Chicago, Illinois 60655

(Name and address of Grantees)

the following described Real estate situated in the County of Cook in the State of Illinois, to wit:

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THE SOUTH 40 FEET OF LOT 13 IN BLOCK 2 IN SWAIN'S SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OR THE NORTHEAST ¼ OF SECTION 14 AND THAT PART OF THE NORTH 10 ACRES OF THE WEST 30 ACRES OF THE NORTH 100 ACRES OF THE NORTHEAST ¼ LYING EAST OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ ALL IN SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETIES, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: a) general real estate taxes not due or payable; b) building lines and a building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances which conform to the present usage of the premises, if any, and; to the **General Taxes for 2003 and subsequent years.**

Permanent Real Estate Index Number: 24-14-201-070-0000 VOL. 445

Address(es) of Real Estate: 10317 SOUTH DRAKE AVENUE, CHICAGO, ILLINOIS 60655

DATED THIS 5th day of January, 2005

 (SEAL)
JOHN MOORE

 (SEAL)
COLLEEN McSWEENEY-MOORE

BOX 334 CTI

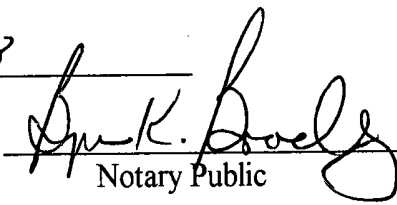
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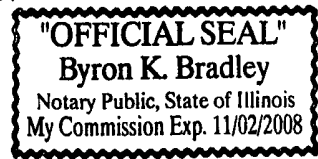
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **JOHN MOORE & COLLEEN McSWEENEY-MOORE**, his wife are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and who 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 5th day of January, 2005.

Commission Expires 11/2/08


Notary Public

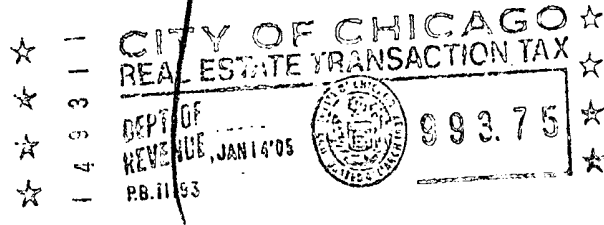
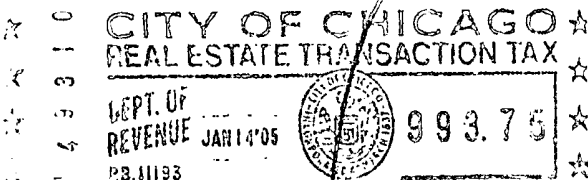
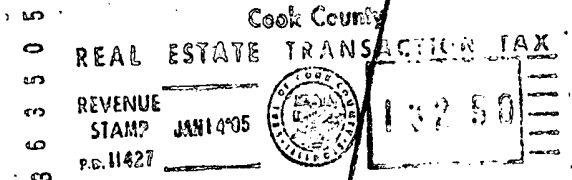
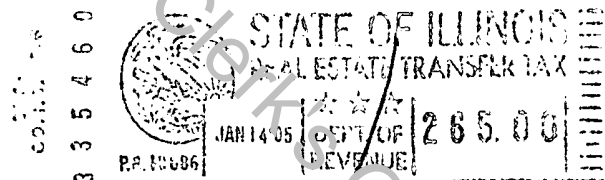


This instrument was prepared by: **BYRON K. BRADLEY, ATTORNEY AT LAW**
10345 S. WESTERN AVE.
CHICAGO, ILLINOIS 60643

MAIL TO:
Scannell & Koest
10601 S. Western Ave
Chicago, IL 60643
OR Box 333

SEND SUBSEQUENT TAX BILLS TO:

RECORDER'S OFFICE BOX NO.



UNOFFICIAL COPY

POWER OF ATTORNEY FOR PROPERTY

Power of Attorney made this 5th day of January, 2005.

1. I, **James McMahon**, hereby appoint: **Kimberly McMahon**, as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):
 THIS POWER OF ATTORNEY HEREIN IS GRANTED TO EXECUTE ANY AND ALL DOCUMENTS, INCLUDING BUT NOT LIMITED TO A NOTE AND MORTGAGE, WHICH MAY BE NECESSARY TO PURCHASE THE REAL PROPERTY COMMONLY KNOWN AS 10317 S. DRAKE, CHICAGO, COOK COUNTY, ILLINOIS AND TO RECEIVE FOR AND ACCEPT ON MY BEHALF ALL PROCEEDS THEREFROM.

3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

DOES NOT APPLY

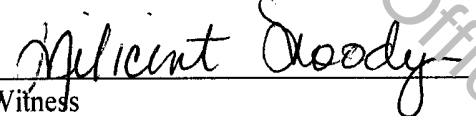
4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

5. This power of attorney shall become effective on January 3, 2005.

6. This power of attorney shall terminate upon completion of the purchase of 10317 S. Drake, Chicago, Illinois 60643.

7. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

Signed 
 JAMES MCMAHON



 Witness

State of Illinois)
) SS.
 County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that James McMahon known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

Dated: January 5, 2005




 Notary Public

My commission expires: