UNOFFICIAL COPY

TTCO5-00470 WARRANTY DEED (ILLINOIS)

GRANTOR(S), ADVANTAGE FINANCIAL PARTNERS,LLC, of the City of GLENDALE HEIGHTS, in DU PAGE County, ILLINOIS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid



Doc#: 0505441226 Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds
Date: 02/23/2005 04:38 PM Pg: 1 of 3

CONVEY and WARRANT to the GRANTEE,

DONALD L. WHAPTON & PHYLLIS T. WHARTON, BY TENANTS BY THE ENTIRETY, of the City of PALATINE in the County of LAKE, in the state of Illinois, all interest in the following described real estate situated in the County of COOK, in the State of Illinois, to wit:

(SEE ATTACHED) LEGAL DESCRIPTION)

COMMONLY KNOWN AS: 8025 S. 83RD AVENUE, JUSTICE, ILLINOIS 60458

PERMANENT INDEX NUMBER: 18-35-006-0000

SUBJECT TO: General real estate taxes incurred on the property but not yet due and or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, easements for public utility, drainage ditches, feeders, laterals, drain tile, pipe or other conduit.

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 premises.

DATED: January 27, 2005

Court Glob (SEAL)

(SEAL)

ADVANTAGE FINANCIAL PARTNERS, LLC

TRISTAR TITLE LLC
1301 W 22ND ST. STE101
OAK BROOK, ILLINIOS 60523
630-954-4000

TRISTAR DILE LLC 1301 W 22NE 31. STE101 OAKBROOK ILLINIOS 60523 630-964-4000

0505441226D Page: 2 of 3

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me by the **GRANTOR(S)**, ADVANTAGE FINANCIAL PARTNERS, LLC, known to me to be the same persons whose names are herein described, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments as their free and voluntary act, for the uses and purposes therein set forth, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

'OFFICIAL SEAL"

EXEMPT UNDER PROVSIONS OF PARAGRAPH "E", SECTION \$ OF THE

REAL ESTATE TRANSFER TAX ACT. 15 Clark

SIGNATURE

TAXES TO:

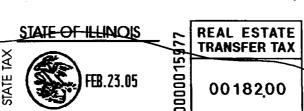
ADVANTAGE FINANCIAL PARTNERS, LLC 2190 GLADSTONE COURT, SUITE E GLENDALE HEIGHTS, IL 60139

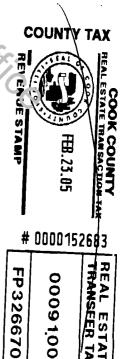
DENISE AMBROZIAK, J.D. 1301 PYOTT RD., STE. 200 LAKE IN THE HILLS, IL 60156

TRISTAR TITLE LLC 1301 W 22ND ST. STE101 OAK BROOK, ILLINIOS 60523 630-954-4000

PREPARED BY:

DENISE AMBROZIAK, J.D. 1301 PYOTT RD., STE. 200 LAKE IN THE HILLS, IL 60156





0505441226D Page: 3 of 3

UNOFFICIAL COPY

LOT 107 IN WESLEY FIELDS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID WEST 1/2 THE NORTHEAST 1/4, THE NORTH 10 RODS OF THE EAST 8 RODS THEREOF), IN COOK COUNTY, ILLINOIS

CKA: 8025 SOUTH 83RD AVENUE, JUSTICE, ILLINOIS 60458

PIN: 18-35-212-006-0000