

# UNOFFICIAL COPY

TTC05-00470  
**WARRANTY DEED  
(ILLINOIS)**



Doc#: 0505441226  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/23/2005 04:38 PM Pg: 1 of 3

**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.

**CONVEY and WARRANT to the GRANTEE,**

**DONALD L. WHARTON & 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. 83<sup>RD</sup> 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**

*Robert Bloch* (SEAL)

**ADVANTAGE FINANCIAL PARTNERS, LLC**

\_\_\_\_\_(SEAL)

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

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1301 W 22ND ST. STE101  
OAK BROOK ILLINIOS 60523  
630-954-4000**

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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.

*Karen Millar*  
\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)



**EXEMPT UNDER PROVISIONS OF PARAGRAPH "E", SECTION 5 OF THE  
REAL ESTATE TRANSFER TAX ACT.**

DATE \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

**TAXES TO:**  
ADVANTAGE FINANCIAL PARTNERS, LLC  
2190 GLADSTONE COURT, SUITE E  
GLENDALE HEIGHTS, IL 60139

**MAIL TO:**  
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

**COUNTY TAX**

REVENUE STAMP



FEB. 23. 05

REAL ESTATE TRANSFER TAX

**COOK COUNTY**

# 0000152683

FP 326670	0009100	REAL ESTATE TRANSFER TAX
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STATE TAX FEB. 23. 05

0000015977  
REAL ESTATE TRANSFER TAX  
0018200

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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

Property of Cook County Clerk's Office