

UNOFFICIAL COPY



WARRANTY DEED

R L401735

Doc#: 0505526000
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/24/2005 09:00 AM Pg: 1 of 3

Prepared By:
Lawrence Lusk, Esq.
217 North Jefferson
5th Floor
Chicago, Illinois 60661

Return to after recording:

TERRENCE M. SHERIDAN, a married man, 1018 Chicago Avenue, Oak Park, IL 60302 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby, CONVEY(S) and WARRANT(S) to **MARION FADROWSKI AND MARIA FADROWSKI**, 28365 Cutter Lane, Barrington, IL 60610 ("Grantee") as tenants by the entirety the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Numbers: 13-16-129-016-0000 and 13-16-129-017-0000

Address of Real Estate: 5309-5311 W. Agatite, Chicago, IL 60630

THIS IS NOT HOMESTEAD PROPERTY

Grantors' warranties are subject to: general real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Synergy Title Services, LLC.
730 West Randolph, Suite 300
Chicago, IL 60661
Phone (312) 334-9000 fax (312) 334-9009

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Dated: December 20, 2004

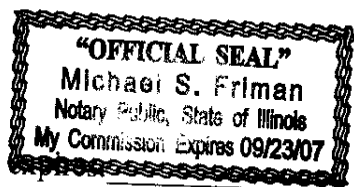
Terrence M. Sheridan
Terrence M. Sheridan

STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Terrence M. Sheridan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered that said instrument, as his free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and under this seal this 20 day of December, 2004



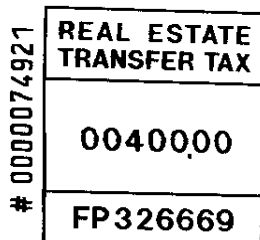
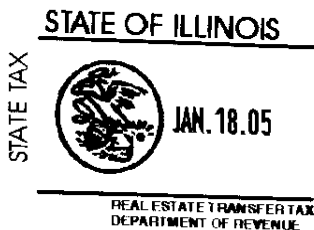
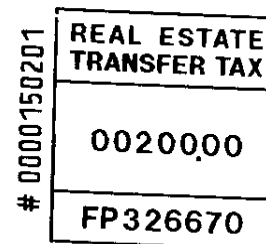
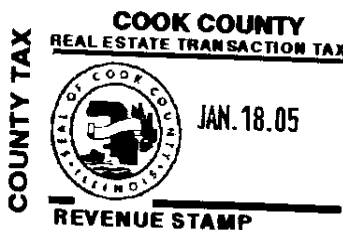
Commission

[Handwritten Signature]

Notary Public

Name and Address of Taxpayer:

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
366049 \$3,000.00
01/20/2005 13:44 Batch 02252 41



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 4 IN RUNZEL'S SUBDIVISION OF PART OF LOT 24 IN BLOCK 1 IN BRYANT AN BOSWELL'S SUBDIVISION ALSO THAT PART OF LOT 21 IN IRVING PARK HOME BUILDING COMPANY'S SUBDIVISION NO. 2, ALSO THAT PART OF ABANDONED RAILROAD RIGHT OF WAY AND PART OF VACATED ALLEY LYING BETWEEN SAID LOTS, ALL IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1914 IN BOOK 127 OF PLATS, PAGE 14 AS DOCUMENT NO. 5420739, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 7 (EXCEPT THE EAST 20 FEET THEREOF) IN BRITIGAN'S 3RD ADDITION TO PORTAGE PARK IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-16-129-016-0000 (AFFECTS PARCEL 1) & 13-16-129-017-0000 (AFFECTS PARCEL 2)

Property of Cook County Clerk's Office