

# UNOFFICIAL COPY

TTC05-00876

## WARRANTY DEED (ILLINOIS)



Doc#: 0507041203  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/11/2005 03:05 PM Pg: 1 of 3

**GRANTOR(S)**, Franklin P. Maksomowicz & Nancy Maksomowicz of the City of Chicago in Cook 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**,

**ADVANTAGE FINANCIAL PARTNERS, LLC**, of the City of **GLENDAL HEIGHTS** in the County of **DU PAGE**, in the state of Illinois, all interest in the following described real estate situated in the County of **DU PAGE**, in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

**COMMONLY KNOWN AS: 2340 W. BELDEN AVE., CHICAGO, IL 60647**

**PERMANENT INDEX NUMBER: 14-31-103-025**

**SUBJECT TO:** General real estate taxes incurred on the property but not yet due and payable, special assessments confirmed after the Sale Contract date, building line and use 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: FEBRUARY 2, 2005**

 (SEAL)  
FRANKLIN MAKSOMOWICZ

 (SEAL)  
NANCY MAKSOMOWICZ

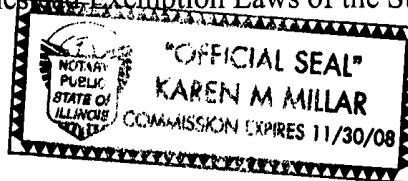
Return to:  
TRISTAR TITLE LLC  
1301 W 22ND ST. STE101  
OAKBROOK, ILLINIOS 60523  
630.054.4000

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STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK )


The foregoing instrument was acknowledged before me by the GRANTOR(S), FRANKLIN MAKSOMOWICZ & NANCY MAKSOMOWITZ, 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.

  
 \_\_\_\_\_ (SEAL)  
 NOTARY PUBLIC



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

DATE \_\_\_\_\_

STATE TAX	STATE OF ILLINOIS	# 0000017041	REAL ESTATE TRANSFER TAX
	 MAR. 11.05		0032000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

SIGNATURE \_\_\_\_\_

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

City of Chicago  
 Dept. of Revenue  
 371396  
 03/11/2005 12:34 Batch 06260 51


Real Estate  
 Transfer Stamp  
 \$2,400.00

~~MAIL TO:~~

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

TRISTAR TITLE LLC  
 1301 W 22ND ST. STE 101  
 OAKBROOK, ILLINOIS 60523  
 630-954-4000

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

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000153977	REAL ESTATE TRANSFER TAX
	 MAR. 11.05		0016000
	REVENUE STAMP		FP326670

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Exhibit "A"

ATTACHED HERETO AND MADE A PERMANENT PART OF MORTGAGE DATED: 02/02/05

LOT 46 IN BLOCK 3 IN HOLSTEIN, BEING A SUBDIVISION OF THE WEST 1/2 OF THE  
NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office