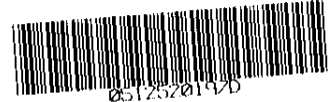


# UNOFFICIAL COPY

## WARRANTY DEED

THIS INDENTURE, Made this 27<sup>th</sup> day of April, 2005, by Patrick M. Kelley, divorced and not since remarried, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, do hereby **CONVEYS and WARRANTS** to the **GRANTEE**, Eva Klementova, a single woman, of 4911 W. Berenise Avenue, in the City of Chicago, County of Cook, State of Illinois, the following described real estate:



Doc#: 0512520197  
 Eugene "Gene" Moore Fee: \$26.00  
 Cook County Recorder of Deeds  
 Date: 05/05/2005 03:01 PM Pg: 1 of 2

LOT 24 IN BLOCK 4 IN N.O. SHIVELY AND CO'S FULLERTON AVENUE PARK ADDITION, BEING A SUBDIVISION (EXCEPT FOR THE RAILROAD RIGHT OF WAY) SOUTH OF THE INDIAN BOUNDARY LINE, THE EAST 20 ACRES OF THE NORTHWEST FRACTIONAL ¼ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No: 12-34-204-007-0000 Vol. 0071  
 Commonly known as: 2241 North Finley Avenue, River Grove, Illinois 60171

First American Title  
 Order # 1079917  
 ( 1 of 4 )

**SUBJECT TO:** (1) Real estate taxes for the year 2004 and subsequent years. (2) Covenants, conditions and restrictions apparent or of record. (3) All applicable zoning laws and ordinances;  
 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 in fee simple absolute forever.

**IN WITNESS WHEREOF**, said party Patrick M. Kelley, has caused his seal to be hereto affixed, and has caused his name to be signed to these presents on the day and year first above written.

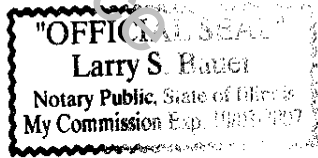
*Patrick M. Kelley*  
 Patrick M. Kelley



STATE OF ILLINOIS )  
 )  
 COUNTY OF DU PAGE )

On this 27<sup>th</sup> day of April, 2005, appeared before me Patrick M. Kelley, personally known to me, and acknowledged that he signed the foregoing instrument as his free and voluntary act.

Notary Public



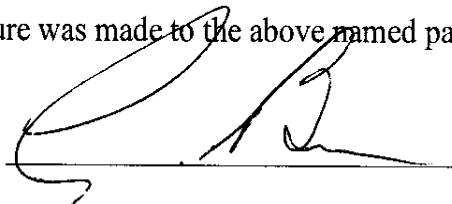
|  |   |  |
|--|---|--|
| <b>Deed prepared by:</b><br>Michael A. Maciejewski, Ltd.<br>Attorneys and Counselors at Law<br>945 Oaklawn<br>Elmhurst, Illinois 60126 | <b>Send tax bill to:</b><br>Eva Klementova<br>2241 North Finley Avenue<br>River Grove, Illinois 60171 | <b>After recording return to:</b><br>George Krashnik, Esq.<br>6960 N. Milwaukee<br>Chicago, Illinois 60646 |
|--|---|--|

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with similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

The undersigned does hereby certify that the above disclosure was made to the above named parties on the following date:

Signature of Agent:



Name of Agent:

Michael A. Maciejewski

Date:

\_\_\_\_\_

## ACKNOWLEDGMENT

I/We have read this disclosure form and understand that the above-named agent is referring me/us to purchase the above described settlement services from FATIC and may receive a financial or other benefit as a result of this referral.

Seller/Owner: X Patrick M. Kelley  
Patrick M. Kelley

Date: \_\_\_\_\_

Buyer: X Eva Klementova  
Eva Klementova

Date: \_\_\_\_\_

NOTE: PURSUANT TO SECTION 18(b) OF THE TITLE INSURANCE ACT, THE TITLE INSURANCE COMPANY, INDEPENDENT ESCROWEE, OR TITLE INSURANCE AGENT SHALL MAINTAIN THIS DISCLOSURE FORM A PERIOD OF THREE YEARS.

