

# UNOFFICIAL COPY

TTC05-02027

## WARRANTY DEED (ILLINOIS)

**GRANTOR(S), RICHARD C. KUPERSCHMIDT, a single man** 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,



Doc#: 0513111002  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/11/2005 08:36 AM Pg: 1 of 3

**CONVEY and WARRANT to the GRANTEE,**

**ADVANTAGE FINANCIAL PARTNERS, LLC**, of the City of **GLENDALE 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 **COOK**, in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

**COMMONLY KNOWN AS: 4824 SOUTH KEATING, CHICAGO, IL 60632**

**PERMANENT INDEX NUMBER: 19-10-107-045-0009**

**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: MARCH 11, 2005**

 (SEAL)  
**RICHARD C. KUPERSCHMIDT**

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

Return to:  
**TRISTAR TITLE LLC**  
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)**, **RICHARD C. KUPERSCHMIDT**, 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.

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



**EXEMPT UNDER PROVISIONS OF PARAGRAPH "E", SECTION 5 OF THE**

**REAL ESTATE TRANSFER TAX ACT.**

DATE \_\_\_\_\_

City of Chicago



Real Estate

Dept. of Revenue

Transfer Stamp

379328

\$1,170.00

05/10/2005 13:21 Batch 14354 62

\_\_\_\_\_  
SIGNATURE

**TAXES TO:**


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


**MAIL TO:**

DENISE AMBROZIAK, J.D.  
2190 GLADSTONE COURT, SUITE A  
GLENDALE HEIGHTS, IL 60139

**PREPARED BY:**

DENISE AMBROZIAK, J.D.  
2190 GLADSTONE COURT, SUITE A  
GLENDALE HEIGHTS, IL 60139

STATE OF ILLINOIS	
STATE TAX	
	MAY. 10.05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000079491	REAL ESTATE TRANSFER TAX
	0015600
	FP326669

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	
	MAY. 10.05
REVENUE STAMP	
# 0000159385	REAL ESTATE TRANSFER TAX
	0007800
	FP326670

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LOT 28 (EXCEPT THE SOUTH 30 FEET THEREOF) IN BLOCK 8 IN FREDERICK H. BARTLETT'S CENTERFIELD, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CKA: 4824 SOUTH KEATING AVENUE, CHICAGO, ILLINOIS 60632

PIN: 19-10-107-045-0000

Property of Cook County Clerk's Office