

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS



Doc#: 0516546076  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 06/14/2005 09:50 AM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR, Janet F. Dundas, a widow,\*of the City of Thornton , County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to James R. Heffernan, Jr, an unmarried man.; 151 Chestnut Drive; Frankfort, Illinois; 60423, the following described Real Estate situated in the County of in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. \*not since remarried

SUBJECT TO: Only the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence. (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances , use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premise ; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium Declaration, if applicable.

Permanent Real Estate Index Number(s): 29-27-400-125-0000

Address(es) of Real Estate: 13 Indianwood Drive; Thornton, Illinois 60476

The date of this deed of conveyance is June 9, 2005.

X Janet F Dundas  
(SEAL) Janet F Dundas

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

\_\_\_\_\_  
(SEAL) **OFFICIAL SEAL**  
**BRIAN G SNYDER**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 03/31/06

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

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Janet F. Dundas, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. \* a widow not since remarried

(Impress Seal Here)  
(My Commission Expires 3/31/06)

Given under my hand and official seal  
Brian G Snyder  
Notary Public

TICOR TITLE  
Ticor Title 568827

# UNOFFICIAL COPY


LEGAL DESCRIPTION

For the premises commonly known as 13 Indianwood Drive; Thornton, Illinois 60476

Lot 74 in Toepfer's Thornwood Subdivision, a Subdivision of the North  $\frac{3}{4}$  of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 36 North, Range 14, East of the Third Principal Meridian (except therefrom that part conveyed to the County of Cook by Deed dated August 8, 1944, and recorded September 26, 1944 in Book 39325 Page 533 as Document No. 13363699) according to the Plat thereof recorded May 8, 1956 as Document No. 16573860 in Cook County, Illinois

STATE TAX

STATE OF ILLINOIS



JUN. 13. 05

COOK COUNTY


# 0000004701

REAL ESTATE TRANSFER TAX
0013900
FP351010

COUNTY TAX

COOK COUNTY / REAL ESTATE TRANSACTION TAX



JUN. 13. 05

REVENUE STAMP

# 000005486

REAL ESTATE TRANSFER TAX
0006950
FP351019

This instrument was prepared by: William Drew 18221 Torrence Avenue; Suite 2A Lansing, IL, 60438	Send subsequent tax bills to:  Mr. James R. Heffernan, Jr. 13 Indianwood Drive Thornton, Illinois 60476	Recorder-mail recorded document to:  <i>James R. Heffernan, Jr.</i> <i>13 Indianwood Drive</i> <i>Thornton, Illinois 60476</i>
---	---	--