

# UNOFFICIAL COPY



Doc#: 0519502039  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/14/2005 08:52 AM Pg: 1 of 2

**PREPARED BY:**

Anthony J. Trotto, Esq.  
138 W. Irving Park Rd.  
Wood Dale, IL 60191

**MAIL TAX BILL TO:**

Advantage Financial Partners, LLC  
2190 Gladstone Court, Suite E  
Glendale Heights, IL 60139

**MAIL RECORDED DEED TO:**

Anthony J. Trotto, Esq.  
138 W. Irving Park Road  
Wood Dale, IL 60191

## JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Carl C. McNeal, divorced and not since remarried, of the City of Chicago, consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Advantage Financial Partners, LLC, of 2190 Gladstone Court, Glendale Heights, IL 60139, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 26 IN BLOCK 2 IN ARTHUR T. MCINTOSH'S MARQUETTE PARK ADDITION, BEING A RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN WILLIAM S. JOHNSTON ESTATE SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 19-25-202-040-0000  
Property Address: 7158 S. Talman Avenue, Chicago, IL 60629

Subject, however, to the general taxes for the year of 2004 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

**HAVE AND TO HOLD** said premises not in **TENANCY IN COMMON** but in **JOINT TENANCY** forever.

Dated this JUNE ~~Day of~~ 24<sup>th</sup> 20 05  
Carl C. McNeal  
Carl C. McNeal

Attorneys' Title Guaranty Fund, Inc.  
33 N. Dearborn,  
Chicago, Illinois 60604-3106  
(312) 372-1735  
Illinois )  
COUNTY OF DuPage ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carl C. McNeal, 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.

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# UNOFFICIAL COPY

Joint Tenancy Warranty Deed - *Continued*

Given under my hand and notarial seal, this 24th Day of June 20 05

*Fredrika D. Melone*

Notary Public

My commission expires: 06/06/06

Exempt under the provisions of paragraph n/a

