UNOFFICIAL COPY

This document prepared by (and after recording

return to):

Name:

JOHN COTTON

Firm/Company:

65: 8 SOUTH UNION

Address:

Address 2:

City, State, Zip; Phone:

CHICAGO, IL. 60621

Doc#: 0519627105

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds

Date: 07/15/2005 02:40 PM Pg: 1 of 3

Above This Line Reserved For Official Use Only see

(Parcel Identification Number)

WARRANTY DEED

(Individual to Individual)

THE GRANTOR JOHN COTTON AN Individual, Unmarried MAN of the CITY OF Chicago, County of Cook State of ILLINOIS for valuable consideration of ten dollars (\$10,00), and other good and valuable consideration, cash in hand raid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto JAMES HOLIMON and SINGLE Individual MAN, whose address, 10448 SOUTH RIDGELAND, CHICAGO RIDGE, IL. 60415 hereinafter "Grantee", the following real estate, together with all improvement, located thereon, lying in the County of COOK, State of Illinois, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Commonly known as 6538 SOUTH UNION, CHICAGO IL. 60621

hereby releasing and waiving all rights under and by virtue of the House stead Laws of the State of Illinois,

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's helrs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises: that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

EXETER TITLE COMPANY — FILE# Phone (312) 641-1244 Fax (312) 641-1241

06060162-Cook

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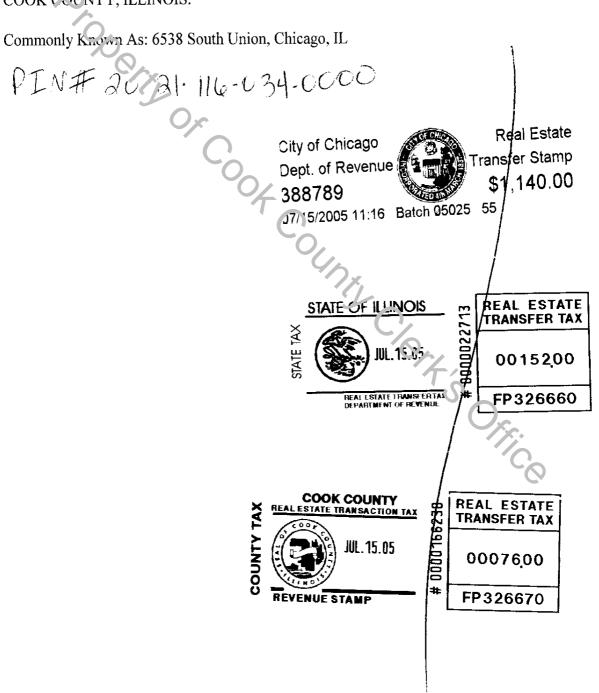
Warranty Deed - Page 1 -

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"Exhibit A"

THE SOUTH 5-2/3 FEET OF LOT 4 AND THE NORTH 22 FEET OF LOT 5 IN BLOCK 1 IN ANGIE PAGE'S SUBDIVISION OF LOTS 9, 10, 11, 12, 14 AND THE NORTH 45 FEET OF LOT 15 IN BLOCK 15 IN LINDEN GROVE SUBDIVISION OF THE WEST 35 ACRES OF THE 70 ACRES AND THE SOUTH 90 ACRES OF THE NORTHWEST 1/4 IN SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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WITNESS Gruntor(s) hand(s) this the 13th Day Of JULY, 2005

Grantor JOHN COTTON

STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAIT JOHN COTTON is personally known to me to be the same person(s) whose name is/are sub-scribed to the foregoing instrument, appeared before me this day in person, and acknowledged that JOHN COTTON signed, sealed and delivered the said instrument as A free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given order my hand and notarial seal this the 13th Day OF JULY 2005

-OUNT

(SEAL)

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OFFICIAL SEAU
NATE SOBCZAK
NOTARY PUBLIC - STATE OF ILL MOIS
MY COMMISSION EXPIRES: 01-23-0

Notary Public

Print Name

COUNTY - ILLINOIS TRANSFER STAMPS

Grantor(s) Name, Address, phone:

JOHN COTTON 6538 SOUTH UNION CHICAGO, IL. 60621 Grantee(s) Nurze. Address, phone:

JAMES HOLLMON 10448 SOUTH NIDGELAND CHICAGO RIDGE, ff. 60415