

Doc#: 0524114038 Fee: \$26.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/29/2005 07:49 AM Pg: 1 of 2

**WARRANTY DEED**

Prepared by:  
Nina Brown  
Attorney at Law  
15 East Poplar Street  
Harrisburg, IL 62946

Return to:  
Paul Bryson and Delanda Bryson  
7224 S. Prairie Avenue  
Chicago, IL 60619

Tax bills to:  
Paul Bryson and Delanda Bryson  
7224 S. Prairie Avenue  
Chicago, IL 60619

**THE GRANTOR, WARNER R. RATCLIFF**, sole heir of Robert William Ratcliff, for and in consideration of Eighty Thousand Dollars (\$80,000.00) in hand paid, **CONVEYS AND WARRANTS** to **PAUL BRYSON** and **DELANDA BRYSON**, husband and wife, not as tenants in common but as joint tenants with the right of survivorship, the following described real estate:

The South 33 1/3 feet of the North 66 2/3 feet of Lot 3 in Block 4 in Prescotts Subdivision of the East 1/2 of the Northwest 1/4 of Section 27, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

20-21-159-026

situated in the County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated: April 29, 2005

Warner R. Ratcliff

The Grantor represents to the Grantees that no insurance claims have been paid to the Grantor for mine subsidence in regard to the foregoing real estate, as referenced in 765 ILCS 95/3.

NINA BROWN, AS PREPARER OF THIS DEED, HAS MADE NO INVESTIGATION CONCERNING ANY POSSIBLE VIOLATIONS OF ANY

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ENVIRONMENTAL LAWS OR REGULATIONS; AND THE PARTIES OF THIS DEED, BY VIRTUE OF THEIR EXECUTION, DELIVERY AND/OR ACCEPTANCE, ACKNOWLEDGE THAT THEY HAVE READ THE FOREGOING AND ACKNOWLEDGE THAT NINA BROWN, HAS NOT BEEN ASKED TO REPRESENT AND/OR ADVISE THEM IN ANY WAY CONCERNING SUCH LAWS AND REGULATIONS; AND FURTHER ACKNOWLEDGE THAT SHOULD THIS REAL ESTATE BE GOVERNED BY, OR SUBJECT TO, SUCH LAWS AND REGULATIONS, THAT SUCH COULD YIELD VERY SUBSTANTIAL DAMAGES AND PENALTIES TO THE PARTIES.

STATE OF ILLINOIS            )  
   )            ss.  
 COUNTY OF SALINE         )

I, Nina Brown, Notary Public, in and of said County, in the State aforesaid, do hereby certify that **WARNER R. RATCLIFF**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.


Given under my hand and Notarial seal this 21<sup>st</sup> day of April, 2005.

Nina Brown  
 Notary Public

TITLE NOT EXAMINED NOR TRANSACTION CLOSED BY PREPARER OF DEED. LEGAL DESCRIPTION PROVIDED.

F:\NINA\RatcliffWD.doc

**CITY OF CHICAGO**



AUG. 24. 05


**REAL ESTATE TRANSACTION TAX**  
DEPARTMENT OF REVENUE

CITY TAX

# 0000019312

<b>REAL ESTATE TRANSFER TAX</b>
0 1237.50
<b>FP 102803</b>

**STATE OF ILLINOIS**



AUG. 24. 05


**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

STATE TAX

# 0000029647

<b>REAL ESTATE TRANSFER TAX</b>
00 165.00
<b>FP 102809</b>

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



AUG. 24. 05

**REVENUE STAMP**

COUNTY TAX

# 0000029569

<b>REAL ESTATE TRANSFER TAX</b>
00082.50
<b>FP326707</b>