

UNOFFICIAL COPY

205-0843

WARRANTY DEED
Illinois Statutory
LLC TO INDIVIDUAL

THE GRANTOR, **TERRA NOVA PARTNERS, LLC**, a **Limited Liability Company**, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and NO/100 DOLLARS (\$10.00), in hand paid, and pursuant to authority given by the Members of said company, **CONVEYS and WARRANTS TO JAMES WHEELER and LORRIE WHEELER**, 413 Dorchester, Glenwood, IL 60425, not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:



Doc#: 0529347090 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/20/2005 09:20 AM Pg: 1 of 2

LOTS 15 AND 16 IN BLOCK 17 IN HANNAH AND KEENEY'S ADDITION TO CHICAGO HEIGHTS, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29, AND THAT PART LYING WEST OF RAILROAD LANDS IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises not in tenancy in common, but in **JOINT TENANCY**.

THIS INSTRUMENT IS SUBJECT TO: general taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

PERMANENT PROPERTY INDEX NO. 32-29-432-026-0000 and 32-29-432-027-0000
PROPERTY ADDRESS: 2920 Jackson Avenue, South Chicago Heights, IL 60411

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Members, this seventh (9th) day of September, 2005.

TERRA NOVA PARTNERS, LLC

By: [Signature]
ALDO GAZZILLO, Member

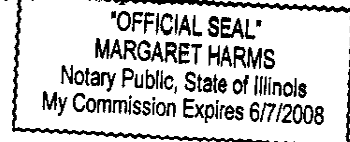
Attest: [Signature]
RALPH GAZZILLO, Member

STATE OF ILLINOIS, COUNTY OF COOK, SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY, that ALDO GAZZILLO and RALPH GAZZILLO, Members of said limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Members, they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this seventh (9th) day of September, 2005.

Commission expires: 6/7/08


[Signature]
NOTARY PUBLIC




THIS INSTRUMENT PREPARED BY: Anthony G. Catullo, Attorney at Law, 18141 Dixie Highway, Suite 108, Homewood, IL 60430
MAIL TO: Elliot Powell, 9730 S. Western Avenue, Suite 208, Evergreen Park, IL 60805
SEND TAX BILLS TO: Mr. and Mrs. James Wheeler, 413 Dorchester, Glenwood, IL 60425

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

OCT. 19.05
REVENUE STAMP

0000001846
**REAL ESTATE
TRANSFER TAX**
00120.00
FP351016

STATE TAX
STATE OF ILLINOIS

OCT. 19.05
COOK COUNTY

0000001892
**REAL ESTATE
TRANSFER TAX**
00240.00
FP351020