

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc#: 0600447130 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2006 12:26 PM Pg: 1 of 2

MILLENNIUM TITLE GROUP LTD.
ORDER NUMBER 05-2959 TTI

1 of 2

Above Space for Recorder's Use Only

THE GRANTORS, GERALD F. CANAVAN and SUSAN M. CANAVAN, husband and wife, of the Village of Homewood, 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 and WARRANT to JOHN R. FITZGIBBON, an unmarried man, 5916 Diversey Avenue #2, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2005 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 28-36-209-08

Address of Real Estate: 17638 Western Avenue, Homewood Illinois, 60430

The date of this deed of conveyance is 11-28, 2005.

Gerald F. Canavan
(SEAL) GERALD F. CANAVAN

Susan M. Canavan
(SEAL) SUSAN M. CANAVAN



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 GERALD F. CANAVAN and SUSAN M. CANAVAN, husband and wife, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires 2/3/08)

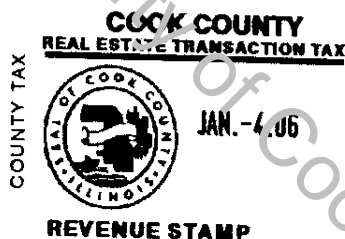
Given under my hand and official seal November 28, 2005.

Margaret Beese Strand
Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 17638 Western Avenue, Homewood, Illinois, 60430

LOT 11 IN BLOCK 24 IN DIXMOOR, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF DIXIE HIGHWAY PRODUCED TO A POINT WHERE SAID CENTER LINE INTERSECTS THE WALL LINE OF ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT OF WAY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1927 AS DOCUMENT NUMBER 96755674, IN COOK COUNTY, ILLINOIS.

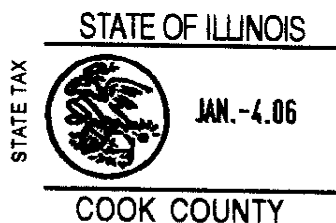


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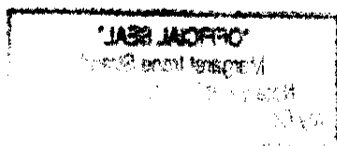


REAL ESTATE
TRANSFER TAX

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This instrument was prepared by:
Paulette F. Tierney
Greenberg & Tierney, Chartered
17900 Dixie Highway
Homewood, IL, 60430

Send subsequent tax bills to:
JOHN R. FITZGIBBON
17638 Western Avenue
Homewood, Illinois, 60430

Recorder-mail recorded document to:
JOHN R. FITZGIBBON
17638 Western Avenue
Homewood, Illinois, 60430