

# UNOFFICIAL COPY

## WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantors,

**SEAN K. GERACI and SHANNON F. GERACI**, husband and wife

of the City of Oak Park, County of Cook,  
State of Illinois



Doc#: 0600645124 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/06/2006 03:13 PM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT to Grantees,

**DAMIAN A. ALLEN and JENNIFER ALLEN**, <sup>M husband & wife,</sup> *IN JOINT TENANCY with the right of survivorship and not as tenants in common*

whose address is: 5825 West Higgins Avenue, Apt. 73B, Chicago, Illinois 60630

the following described real estate, to wit:

(SEE ATTACHED)

P.I.N. 16-07-327-028 and 16-07-327-037

Commonly known as: 429 South Oak Park Avenue, Unit B, Oak Park, Illinois 60302

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29 day of December, 2005.

MAIL TO:  
MIDWEST TITLE & APPRAISAL SERVICES  
127 W WILLOW AVE., STE 7  
WHEATON, IL 60187

*[Signature]*  
SEAN K. GERACI

*[Signature]*  
SHANNON F. GERACI

BROMANN 3860

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STATE OF ILLINOIS }  
DU PAGE COUNTY } ss

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that **SEAN K. GERACI and SHANNON F. GERACI**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary acts for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 29 day of December, 2005.

*Scott David Bromann*  
Notary Public

My Commission Expires: 11/7/09



~~NOTE TO:~~  
Future Taxes to Grantees' Address ( x )  
Damian A. Allen  
Jennifer Allen  
429 South Oak Park Avenue, Unit B  
Oak Park, IL 60302

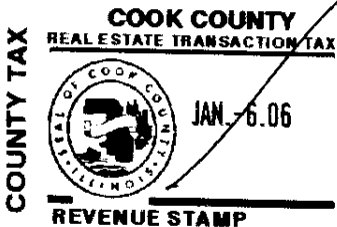
Return this document to:  
John L. Simmons  
Attorney at Law  
855 Golf Road, Suite 1145  
Arlington Heights, IL 60005

This Instrument was prepared by:  
Scott D. Bromann  
Attorney at Law  
127 West Willow Avenue  
Wheaton, IL 60187

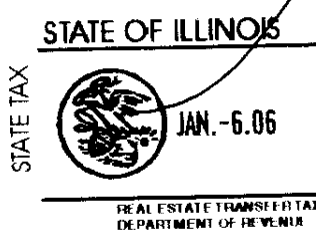


DEC. 27. 05

# 0000007332	REAL ESTATE TRANSFER TAX
	0271200
	FP 102801



REAL ESTATE TRANSFER TAX
0016950
FP326670



REAL ESTATE TRANSFER TAX
0033900
FP326660

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## LEGAL DESCRIPTION

**PARCEL 1:**

THE WEST 20.00 FEET OF THE EAST 57.60 FEET OF LOT 8 IN BLOCK 4 IN THE SUBDIVISION OF BLOCKS 2,3 AND 4 IN FORCE'S SUBDIVISION OF THE SOUTH ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR VEHICLES AND PEDESTRIANS INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE COMMON AREAS AND OVER THE WALKWAYS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY LAWS OF THE SULLIVAN LANE TOWNHOMES DATED JULY 31, 1989, AND RECORDED AUGUST 17, 1989, AS DOCUMENT NO 49384200, AS AMENDED BY AMENDMENT RECORDED NOVEMBER 27, 1989, AS DOCUMENT NO. 89363927.

**PARCEL 3:**

PARKING PARCEL : THE NORTH 9.00 FEET OF THE SOUTH 18.00 FEET OF THE WEST 20.00 FEET OF LOT 8 IN BLOCK 4 IN THE SUBDIVISION OF BLOCKS 2, 3 AND 4 IN FORCE'S SUBDIVISION OF THE SOUTH ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**P.I.N. 16-07-327-028 and 16-07-327-037**

**Commonly known as: 429 South Oak Park Avenue, Unit B, Oak Park, IL 60302**

Property of Cook County Clerk's Office