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WARRANTY DEED
(Illinois) (Joint Tenancy)



Doc#: 0602618081 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/26/2006 03:33 PM Pg: 1 of 3

MAIL TO:

HOLLAND & KNIGHT LLP

One Mid America Plaza
Oakbrook Terrace, IL 60181

NAME & ADDRESS OF TAXPAYER:

Theresa Flynn Oates

705 Western, Unit 2A

Park Ridge, Illinois 60068

RECORDER'S STAMP

THE GRANTOR, JOHN FLYNN, a widower not since remarried, of 7312 N. Osceola Avenue, City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid CONVEYS AND WARRANTS to THERESA FLYNN OATES, of 705 Western, Unit 2A, Park Ridge, Illinois 60068, GRANTEE, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 1/2 OF LOT 15 AND ALL OF LOT 16 IN BLOCK 24, IN HULBERT MILWAUKEE AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said premises forever.

Permanent Index Number(s): 09-25-419-071

Property Address: 7312 N. Osceola Ave., Chicago, IL 60648

DATED this 24th day of January, 2006.

 (SEAL)
John Flynn

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

Return to Box 266

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STATE OF ILLINOIS

)
)SS
)

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN FLYNN 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 therein set forth, including the retention of the right of homestead.

Given under my hand and notarial seal, this 24th day of January, 2006.

Maureen C. Strauts

Notary Public

"OFFICIAL SEAL"
MAUREEN C. STRAUTS
Notary Public, State of Illinois
My Commission Expires 05/10/08

IMPRESS SEAL HERE

COUNTY - ILLINOIS TRANSFER STAMPS

NAME AND ADDRESS OF PREPARER:

Maureen C. Strauts
HOLLAND & KNIGHT LLP
One Mid America Plaza
Suite 1000
Oakbrook Terrace, IL 60181

EXEMPT UNDER PROVISIONS OF PARAGRAPH
"E" (IF ILLINOIS) SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW.

DATE: January 24, 2006

Maureen C. Strauts

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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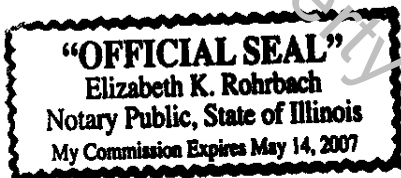
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 24, 2006

Signature: Maurice C Strantz

TITLE/AGENT



Subscribed and sworn to before me this 24th day of January, 2006.

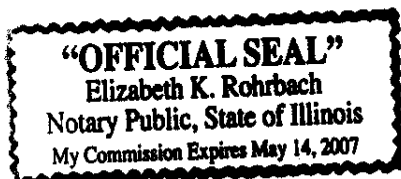
Notary Public: Elizabeth K. Rohrbach

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 24, 2006

Signature: Maurice C Strantz

TITLE/AGENT



Subscribed and sworn to before me this 24th day of January, 2006.

Notary Public: Elizabeth K. Rohrbach

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.)

[Attach to deed or AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]