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WARRANTY DEED

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Doc#: 0604655088 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/15/2006 11:28 AM Pg: 1 of 2

MAIL TO:
Mr. Frank M. Fanella
Attorney at Law
1771
1771
Bloomington Road
Glendale Heights, IL 60139-2168

NAME & ADDRESS OF TAXPAYER:
Mr. & Mrs. James P. Ritcheske
523 Philip Drive
Bartlett, IL 60103

For Recorder's Use

THE GRANTORS, ANTHONY RUBINO, JR., and BARBARA L. RUBINO, his wife, of the Village of Bartlett, County of Cook, State of Illinois, for and in consideration of ONE and No/100 (\$1.00) DOLLARS CONVEYS AND WARRANTS to **JAMES P. RITCHESKE and ANNE T. RITCHESKE, not as Tenants in Common nor in Joint Tenancy but in TENANCY BY THE ENTIRETY**, (GRANTEE'S ADDRESS) 10225 Snow Iris Way of the City of Sandy, State of Utah, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1:

The Northerly 40.85 feet of the Southerly 98.74 feet of Lot 5 in Four Seasons Final Subdivision and P.U.D. Plat, Phase 1, being a Subdivision of part of the Southwest 1/4 of Section 28, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded October 18, 1988 as Document Number 88479485, in Cook County, Illinois.

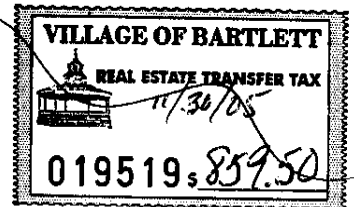
PARCEL 2:

Easements for ingress and egress for the benefit of Parcel 1 as created by deed from First State Bank and Trust Company of Park Ridge, as Trustee under Trust Agreement dated August 23, 1991, and known as Trust Number 2274 to Anthony Rubino, Jr. and Barbara L. Rubino, as Joint Tenants, dated November 7, 1994 and recorded December 19, 1994 as Document Number 04055810, as set forth in the Declaration of Covenants, Easements and Restriction of the Four Seasons Club Townhouse Association Recorded October 18, 1988 as Document Number 88479485, in Cook County, Illinois.

SUBJECT TO: General taxes for the year 2005 not yet due and payable.

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

Permanent Index Number: 06-28-103-025-0000
Property Address: 523 Philip Drive, Bartlett, Illinois 60103.



DATED this 2nd day of December, 2005.

Anthony Rubino, Jr.
ANTHONY RUBINO, JR., (Seal)

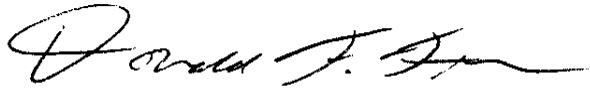
Barbara L. Rubino
BARBARA L. RUBINO (Seal)

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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**

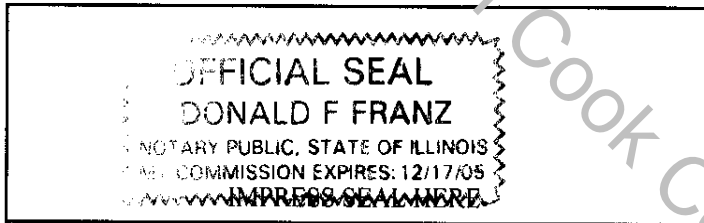
ANTHONY RUBINO, JR., and BARBARA L. RUBINO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 2nd day of December, 2005.



Notary Public

My Commission expires on _____



COOK COUNTY-ILLINOIS TRANSFER STAMPS

NAME and ADDRESS OF PREPARER:
Donald F. Franz
WILLIAM M. FRANZ & ASSOCIATES, LLC
453 Coventry Lane, Suite 104
Crystal Lake, IL 60014
(815) 459-8100

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE TRANSFER ACT

DATE _____

Buyer, Seller or Representative _____

