

315 ST 5085040
CTM

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WARRANTY DEED
Statutory (Illinois)
Tenants-by-the-Entirety



Doc#: **0609435140** Fee: **\$26.00**
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2006 10:11 AM Pg: 1 of 2

THE GRANTOR(S), SCOTT FOY & JULIE M. STEMMELIN N/K/A JULIE M. FOY, husband & wife, of the City of POSEN, County of COOK and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby **CONVEY(S)** and **WARRANT(S)** to JUAN MAGANA & CONSUELO MAGANA, husband & wife, whose address is 2719 WALNUT ST., BLUE ISLAND, IL 60406, not as tenants-in-common and not as joint-tenants, but as **TENANTS-BY-THE-ENTIRETY**, the following described Real Estate, situated in the County of COOK, State of Illinois, to wit: **SEE ATTACHED**

ADDRESS OF PROPERTY: 14420 S. MOZART AVENUE, POSEN, IL 60469

PROPERTY INDEX NUMBER: 28-12-108 035-0000

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED March 24th, 2006.

Scott Foy
SCOTT FOY

Julie M. Stemmelin
JULIE M. STEMMELIN

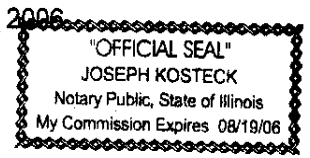
Julie M. Foy
N/K/A JULIE M. FOY

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in State aforesaid, **DO HEREBY CERTIFY** that SCOTT FOY & JULIE M. STEMMELIN N/K/A JULIE M. FOY, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 24th day of MARCH, 2006.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY: Kosteck and Allen, Ltd., 9944 S. Roberts Rd #108, Palos Hills, IL 60465
MAIL TO:

(NAME) JUAN MAGANA
(ADDRESS) 14420 S. MOZART AVE.
(CITY, STATE, ZIP) POSEN, IL 60469

MAIL SUBSEQUENT TAX BILLS TO:
JUAN MAGANA
(NAME)
14420 S. MOZART AVENUE
(ADDRESS)
POSEN, IL 60469
(CITY, STATE, ZIP)


BOX 334 CTI

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LOT 5 IN POSEN MEADOWS UNIT ONE, BEING A RESUBDIVISION OF BLOCK 5 AND PARTS OF BLOCKS 4 AND 6 IN J.A. MCDONALD'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS

MAR. 30. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021422
REAL ESTATE TRANSFER TAX
0024500
FP 103032

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 30. 06
REVENUE STAMP

0000021518
REAL ESTATE TRANSFER TAX
0012250
FP 103034