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WARRANTY DEED Statutory (ILLINOIS) (General)

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Doc#: 0615204113 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/01/2006 11:36 AM Pg: 1 of 2

THE GRANTOR (NAME AND ADDRESS)

JEFFREY FRANKLIN (Divorced and not since remarried)

479267 1 of 4

(The Above Space For Recorder's Use Only)

of the Village of Bartlett County of Cook State of Illinois for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable in hand paid, CONVEY S and WARRANT S to consideration

DONNA NELSON 234 Circle Ave. Bloomingdale, Illinois 60108

(NAMES AND ADDRESS OF GRANTEES)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 and all restrictions of record.

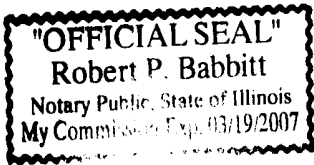
Permanent Index Number (PIN): 06-35-400-075-1082 Address(es) of Real Estate: 745 Candleridge Ct. Unit 2A Bartlett, Illinois 60103

DATED this 1ST day of May 20 06

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

JEFFREY FRANKLIN (SEAL) (SEAL) (SEAL) (SEAL)

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 Jeffrey Franklin (Divorced and not since remarried)



IMPRESS SEAL HERE

personally known to me to be the same person whose name 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 1ST day of May 20 06

Commission expires 19 NOTARY PUBLIC

This instrument was prepared by Robert P. Babbitt Atty at Law

PAGE 1 6121 N. Northwest Highway Suite 104, Chicago, Ill. 60631

SEE REVERSE SIDE

STEWART TITLE OF ILLINOIS, 2 N. LaSalle Street Suite 625 Chicago, IL 60602 312-849-4243

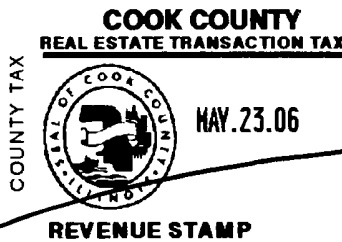
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Legal Description

of premises commonly known as 745 Candleridge Ct. Unit 2A Bartlett, Illinois 60103

Unit 4-A-2-1 together with its undivided percentage interest in the common elements in Hearthwood Farms Condominium, Phase 1, as delineated and defined in the Declaration recorded as document number 26083807, as amended from time to time, in the Southeast 1/4 of Section 35, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

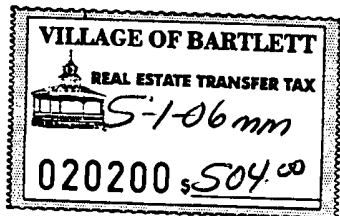
Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX
00084.00
0000033372
FP 102810



REAL ESTATE TRANSFER TAX
00168.00
0000033389
FP 102804



MAIL TO

MAIL TO: {

Mr. David R. Schlueter
(Name)
Attorney at Law
50 Turner Ave.
(Address)
Elk Grove Village, Ill. 60007
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

DONNA NELSON
(Name)
745 CANDLERIDGE CT
(Address)
BARTLETT, IL 60103
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____