

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 0619811074 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/17/2006 12:34 PM Pg: 1 of 2

ILLINOIS

First American Title  
Order # 1435890

*W. J. J. J.*

Above Space for Recorder's Use Only

THE GRANTOR(s) **CHARLES M. SHEAFF and EVELYN C. SHEAFF, his wife**, 609 S. Elmwood Ave, Oak Park, Illinois 60304, of the Village of Oak Park, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to **ANDREW FRANCE and ANNE K. FRANCE**, 317 Clarence, Oak Park, Illinois 60304, as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. \*TO HAVE AND TO HOLD said premises as husband and wife, not a Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

2/D

SUBJECT TO: General taxes for 2005 and subsequent years; Building lines and building law and ordinances, use or occupancy restrictions, conditions and covenants of record, if any; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

Permanent Real Estate Index Number(s): 16-18-214-018-0000 Address: 609 S. Elmwood Ave., Oak Park, Il. 60304

The date of this deed of conveyance is June 20, 2006.

*Charles M. Sheaff*

(SEAL) **CHARLES M. SHEAFF**

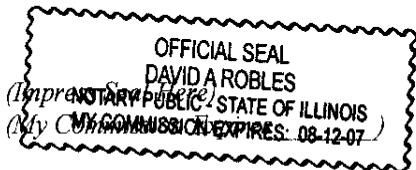
*Evelyn C. Sheaff*

(SEAL) **EVELYN C. SHEAFF**



(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 **EVELYN C. SHEAFF, married to Charles M. Sheaff**, 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 she signed, sealed and delivered the said instrument as her 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 June 20, 2006.

*David A. Robles*

Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as 609 S. Elmwood Ave., Oak Park, Illinois 60304

**LOT 3 IN THE SUBDIVISION OF BLOCK 7 IN S.T. GUNDERSON AND SON'S ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF LOT 4 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 AFORESAID OF SAID SECTION) IN COOK COUNTY, ILLINOIS.**

Property of **Oak Park** County Clerk's Office

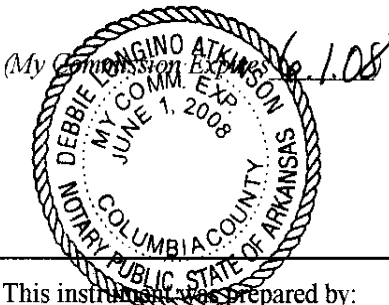


JUN. 21. 06

REAL ESTATE TRANSFER TAX
04832.00
# 0000007980 FP 102801

State of AR, County of Columbia ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CHARLES M. SHEAFF, married to EVELYN C. SHEAFF**, 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 release and waiver of the right of homestead.

(Impress Seal Here)



Given under my hand and official seal June 20, 2006.

*Debbie Longino Atkinson*  
Notary Public

This instrument was prepared by:  
Bahtiar Hoxha  
33 N. LaSalle Street - 29<sup>th</sup> Floor  
Chicago, Illinois 60602

Send subsequent tax bills to:  
Andrew and Anne France  
609 S. Elmwood Avenue  
Oak Park, Illinois 60304

Recorder-mail recorded document to:  
Robert J. Galgan, Jr.  
340 W. Butterfield Road  
Elmhurst, Illinois 60126

STATE TAX

STATE OF ILLINOIS  
JUL. 11. 06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000029495

REAL ESTATE TRANSFER TAX
00604.00
FP 103027

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL. 11. 06  
REVENUE STAMP

# 000029695

REAL ESTATE TRANSFER TAX
00302.00
FP 103028