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WARRANTY DEED Joint Tenancy (Illinois)



Doc#: 0625753027 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2006 07:51 AM Pg: 1 of 3

Mail to:
Law Offices of Brenda L. Murzyn
1300 Iroquois Avenue, Suite 125
Naperville, IL 60563

Name & address of taxpayer:
Randall Nelson and Debra Nelson
319 North Weber Road, PMB 186
Bolingbrook, IL 60590

THE GRANTOR(S) J.T. Marlin, LLC, a limited liability company created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of the sum of TEN and NO/100ths DOLLARS and other good and valuable considerations, in hand paid, and pursuant to authority given by the Managers of said company,

CONVEY AND WARRANT to Randall Nelson and Debra Nelson, husband and wife, at 319 North Weber Road, PMB 186, Bolingbrook, IL 60590 (address), all interest in the following described real estate situated in the County of COOK, in the State of Illinois, to wit:

See attached legal description attached hereto as Exhibit "A" made a part hereof as though fully set forth.

NON-HOMESTEAD PROPERTY

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 not in tenancy in common, but in joint tenancy forever.

Permanent index number(s) 24-25-209-015-1057
Property address: 12250 Fairway Circle, Unit A, Blue Island, IL 60406
DATED this ____ day of June, 2006.

Michael Choate, Member

Michael Choate, Member of J.T. Marlin, LLC

266238 3m-llc law firm

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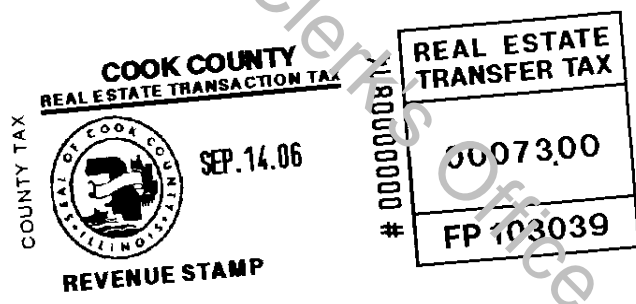
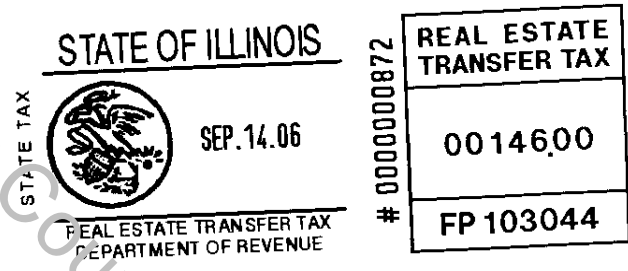
State of Illinois, County of Du Page, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Choate



and 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 as such Michael Choate, signed and delivered the said instrument pursuant to authority given by the Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 day of June, 2006.

Commission expires: 11-09-08
Carmella G. Domino



Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda Murzyn, Attorney at Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

MAIL TO:
LAW TITLE INSURANCE
2900 OGDEN STE 101
LISLE IL 60532

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EXHIBIT "A"

UNIT 4-12250-A IN THE GREENS OF BLUE ISLAND CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

PARTS OF LOT 1 OF FAIRWAY MEADOWS SUBDIVISION, A PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED January 31, 1995 AS DOCUMENT NUMBER 95071188, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98025927 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF FAIRWAY MEADOWS SUBDIVISION RECORDED January 31, 1995 AS DOCUMENT 95071188.

PROPERTY ADDRESS: 12250 Fairway Circle, Unit A, Blue Island, IL 60406

PIN #: 24-25-209-015-1057