

UNOFFICIAL COPY

WARRANTY DEED (Tenancy By The Entirety)

THE GRANTORS

ESPERANZA J. ORELLANA,
Widowed, as Trustee Under Trust
Agreement Dated March 26, 2003,
Known as Trust Number 1, of 626 S.
Home Avenue, Oak Park, Illinois for and
in consideration of TEN DOLLARS,
(\$10.00), and other valuable
consideration in hand paid, CONVEY
and WARRANT to SCOTT SIMMONS,*
of 621 S. Home
Avenue, Oak Park, Illinois 60304,
Individually,



Doc#: 0625733050 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2006 08:50 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

* and KATHERINE E. MOORE, as
Joint tenants with right of survivorship

the following described Real Estate situated in the County of Kane, in the State of Illinois:

LOT 5 IN BLOCK 2 IN BALLARDS RESUBDIVISION OF THAT PART OF LOT 1
LYING EAST OF HOME AVENUE OF [REDACTED] SUBDIVISION OF SECTION 18,
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS. ALSO:

* OF MURPHY'S

** (EXCEPT THE WEST 1/2 the Southwest 1/4)

LOT 5 IN BLOCK 2 IN HULBERTS RESUBDIVISION OF (EXCEPT EAST 150 FEET
THEREOF) LOTS 1 TO 9 INCLUSIVE IN BLOCK 3. LOTS 1 TO 9 INCLUSIVE IN
BLOCK 4, LOTS 1 TO 9 INCLUSIVE IN BLOCK 9 AND LOTS 1 TO 15 INCLUSIVE IN
BLOCK 10, ALL IN HULBERTS SUBDIVISION OF THE WEST 1/2 OF LOT 2 OF THE
SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: (a) General Real estate taxes not due and payable at time of closing; (b) Special assessments confirmed after date of contract; (c) Building lines and use or occupancy restrictions; (d) Covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; (e) Zoning laws and ordinances; (f) Easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds; (g) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; and (h) if the Real Estate is other than a detached, single-family home: party walls, party wall rights and agreements, terms, provisions, covenants and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easement established by or implied from the said Declaration of Condominium or amendments thereto, if any; limitations and conditions implied by the Illinois Condominium Property Act, and, if applicable, installments of assessments due after the date of closing.

1052 NW 144175 - 26077536W

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

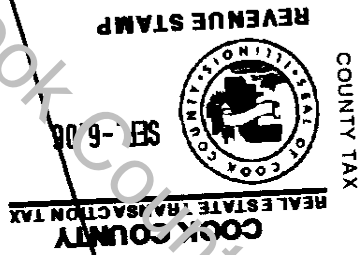
BOX 333-GIT

2LL

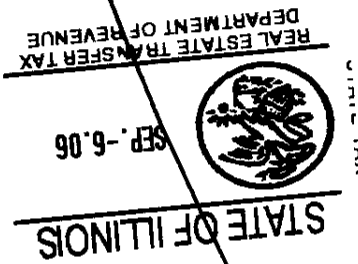
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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	00142.50	FP 103034
# 0000029912		



REAL ESTATE TRANSFER TAX	00285.00	FP 103032
# 0000029801		



UNOFFICIAL COPY

Permanent Real Estate Index Number: 16 18 113 005

Address of Real Estate: 626 S. Home Ave., Oak Park, IL 60304

IN WITNESS WHEREOF, SIGNED AND DATED this 30th day of August, 2006.

Esperanza J. Orellana by Bruce J. Orellana
(guardian)

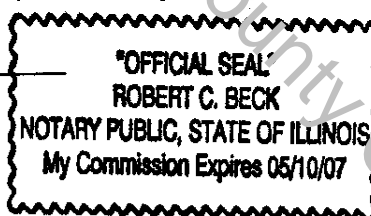
ESPERANZA J. ORELLANA, as Trustee Under Trust Agreement Dated March 26, 2003,
 Known as Trust Number 1.

STATE OF ILLINOIS)
) SS:
 COUNTY OF DUPAGE)

IN WITNESS WHEREOF, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ESPERANZA J. ORELLANA is 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, this 30th day of August, 2006.

Robert C. Beck
 Notary Public



This instrument was prepared by:

Robert C. Beck, PC, 534 W. Roosevelt Rd., Wheaton, Illinois, 60187

MAIL TO:

~~Robert C. Beck~~
~~534 W. Roosevelt Road~~
~~Wheaton, IL 60187~~

Law Office of Harold T. Nohkety
 1010 Lake Street, Suite 612
 Oak Park, IL 60305

SEND SUBSEQUENT TAX BILLS TO:

Scott Simmons
 626 S. Home Avenue
 Oak Park, IL 60304



AUG. 28. 06

000008334

REAL ESTATE TRANSFER TAX	
0228000	
FP 102801	