



Warranty Deed

ILLINOIS

Doc#: 0626846046 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/25/2006 10:03 AM Pg: 1 of 3

TICOR TITLE

TICOR TITLE 592764

Above Space for Recorder's Use Only

\* UNMARRIED

THE GRANTOR(s) Michael Higgins\* and Dana Bourke\*, of the City of Oak Forest, County Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Gregory Kane and Kristen Kwiatkowski, as joint tenants, the following described Real Estate situated in the County of Cook, State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), 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, 2006 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 28-17-416-009-1134

Address of Real Estate: 15709 S. Peggy Lane, Unit #2, Oak Forest, IL 60432

The date of this deed of conveyance is September 15, 2006.

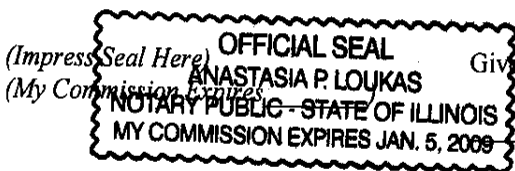
(SEAL) Michael Higgins

(SEAL)

(SEAL) Dana Bourke

(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 personally known to me to be the same person(s) whose name(s) (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as (their) 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 September 15, 2006


Notary Public

# UNOFFICIAL COPY

For the premises commonly known as

STATE TAX

**STATE OF ILLINOIS**



SEP. 25. 06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001791

REAL ESTATE TRANSFER TAX
00124.50
FP 103036

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



SEP. 25. 06

REVENUE STAMP

# 0000001693

REAL ESTATE TRANSFER TAX
00062.25
FP 103047

Property of Cook County Clerk's Office

This instrument was prepared by:  
 George Vranas  
 Attorney at Law  
 3464 N. Clark Street  
 Chicago, IL, 60657

Send subsequent tax bills to:  
 15709 Peggy Lane  
 unit #2  
 Oak forest IL  
 60452

Recorder-mail recorded document to:  
 M. Hedayat and Associates, P.C.  
 Andrew Kremer, Esq.  
 425 Quadrangle Drive  
 Suite 101  
 Bolingbrook, IL 60440

# UNOFFICIAL COPY



## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000592764 CH  
**STREET ADDRESS:** 15709 S. PEGGY LANE, UNIT 2  
**CITY:** OAK FOREST **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 28-17-416-009-1134

**LEGAL DESCRIPTION:**

UNIT NUMBER 12-2 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOTS 4 AND 5 IN OAK VIEW SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 5, 1993 AS DOCUMENT NUMBER 93168945, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office