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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 0633940139 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/05/2006 03:27 PM Pg: 1 of 2

Prepared by & Mail to:
Peter Fricano
2190 Gladstone Ct., Ste A
Glendale Heights, IL 60139

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 026
Chicago, IL 60602
312-849-4243

The Grantor, ADVANTAGE FINANCIAL PARTNERS, LLC, an Illinois Limited Liability Company, 2190 Gladstone Ct., Suite E, Glendale Heights, IL 60139, of the County of Du Page, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ANDREW N. NADLER and RACHEL A. HARTFORD, HUSBAND AND WIFE in JOINT TENANCY, 1830 Belle Haven Drive, Grayslake, IL 60030, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

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

Permanent Real Estate Index Number: 13-0 -401-029-0000
Address of Real Estate: 5928 N. Washtenaw Avenue, Chicago, IL 60659

Dated this 7th day of November, 2006.

Advantage Financial Partners, LLC
By AFP Management, Inc., Manager

By: Randy Rantz
Randy Rantz

12/8/06
STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
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Chicago, IL 60602
312-849-4243

STATE OF ILLINOIS, COUNTY OF COOK)ss.

I, the undersigned, a Notary Public in and for said County, the State aforesaid, certify that Randy Rantz, 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.

2
M.T.

Given under my hand and official seal, this 7th day of November, 2006.

Peter Fricano
Notary Public

Name & Address of Taxpayer:
Andrew N. Nadler, 1830 Belle Haven Drive, Grayslake, IL 60030



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STEWART TITLE

GUARANTY COMPANY
HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

Lot 31 in block 7 in W. F. kaiser and Company's Aracadia terrace being a subdivision of the north 1/2 of the southeast 1/4 (except the west 33 feet) and the southeast 1/4 of the southeast 1/4 of Section 3, Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
NOV. 29. 06

0000020760
REAL ESTATE
TRANSFER TAX
02-137.50
FP 102807

COUNTY TAX
SEAL OF COOK COUNTY
ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
NOV. 29. 06

0000037398
REAL ESTATE
TRANSFER TAX
00285.00
FP 102810

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
NOV. 29. 06

0000020761
REAL ESTATE
TRANSFER TAX
02-137.50
FP 102807

STATE TAX
SEAL OF STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
NOV. 28. 06

0000037424
REAL ESTATE
TRANSFER TAX
00570.00
FP 102804