

UNOFFICIAL COPY



Doc#: 0702605002 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/26/2007 09:25 AM Pg: 1 of 3

613657
STEWART TITLE RE ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

WARRANTY
DEED

31-07-205-055

3R

54 Corinth Drive

Timber PK, IL 60477

Property of Cook County Clerk's Office

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PREPARED BY & MAIL RECORDED

DEED TO:

Peter Fricano
Attorney at Law
2190 Gladstone Ct., Suite 60139
Glendale Heights, IL 60139

MAIL TAX BILL TO:

John J. Shogren, II
637 Westfield Course
Geneva, IL 60134

PROPERTY TITLE OF ILLINOIS
27 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

WARRANTY DEED Statutory (Illinois)

The Grantor, ADVANTAGE FINANCIAL PARTNERS, LLC, 2190 Gladstone Ct., Glendale Hts., IL 60139 for and in consideration of ten (\$10.00) dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to JOHN J. SHOGREN, and SUZANNE SHOGREN, 637 Westfield Course, Geneva, IL 60134, in JOINT TENANCY, 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

Permanent Real Estate Index Number: 31-07-205-055
Address of Real Estate: 54 Corinth Drive, Tinley Park, IL 60477

Dated this 16th day of January, 2007. ADVANTAGE FINANCIAL PARTNERS, LLC
By Its Manager: AFP Management, Inc.

By: *Randy Rantz*
RANDY RANTZ

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in 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 and as the free and voluntary act and deed of said limited liability corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of January, 2007.

Peter Fricano
Notary Public



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LEGAL DESCRIPTION

THAT PART OF LOT 7 IN ODYSSEY CLUB PHASE 2, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTHERLY, ALONG A CURVED LINE CONCAVE EASTERLY, HAVING A RADIUS OF 85.00 FEET AND A CHORD THAT BEARS SOUTH 02 DEGREES 39 MINUTES 10 SECONDS WEST 7.70 FEET, AN ARC LENGTH OF 7.71 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 7 SOUTH 00 DEGREES 03 MINUTES 20 SECONDS WEST 89.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS WEST 126.00 FEET TO THE WEST LINE OF SAID LOT 7; THENCE ALONG THE LAST DESCRIBED LINE SOUTH 00 DEGREES 03 MINUTES 20 SECONDS WEST 43.23 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE ALONG THE LAST DESCRIBED LINE SOUTH 89 DEGREES 39 MINUTES 47 SECONDS EAST 126.00 FEET TO THE EAST LINE OF SAID LOT 7; THENCE ALONG THE LAST DESCRIBED LINE NORTH 00 DEGREES 03 MINUTES 20 SECONDS EAST 43.28 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

Commonly known as: 54 Corinth Drive
 Tinley Park IL 60477
 PIN/Tax Code: 31-07-205-055

STATE OF ILLINOIS
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 JAN. 24. 07
 * 0000038328
 REAL ESTATE TRANSFER TAX
 0027500
 FP 102304

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 JAN. 24. 07
 * 0000038247
 REAL ESTATE TRANSFER TAX
 0013750
 FP 102810