

06-2569  
WARRANTY DEED  
STATUTORY (ILLINOIS)

UNOFFICIAL COPY



Doc#: 0706757018 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/08/2007 07:36 AM Pg: 1 of 2

Name and Address of Taxpayer and Grantee:  
Gregory N. Bruce  
16815 South Western  
Hazel Crest, IL 60429

Return To:  
Anthony D. Andrews, Esq.  
930 W. 175th St. Suite 2NE  
Homewood, IL 60436

GRANTOR, Suraiya Baig, a married woman, for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to GRANTEE, Gregory Bruce, a married man, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOTS 4 AND 5 IN BLOCK 9 IN HAZEL CREST PARK, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 29-30-108-004-0000, VOL. 0217 (AFFECTS LOT 4)  
29-30-108-005-0000, VOL. 217 (AFFECTS LOT 5)

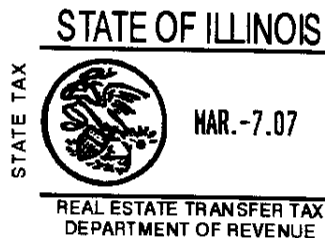
COMMONLY KNOWN AS: 16815 SOUTH WESTERN, HAZEL CREST, IL 60429

subject only to the following exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

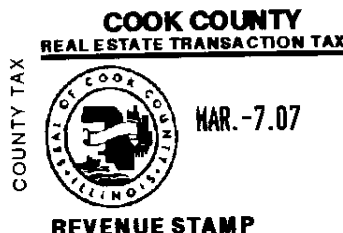
THIS IS NOT HOMESTEAD PROPERTY.

DATED THIS 8th day of February, 2007.

Suraiya Baig (SEAL)  
Suraiya Baig



REAL ESTATE TRANSFER TAX
0014500
# 0000001645 FP 103044



REAL ESTATE TRANSFER TAX
0007250
# 0000001580 FP 103039

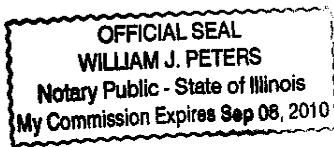
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Suraiya Baig, personally known to me to be the same person whose name is subscribed to the foregoing instrument, <sup>MARRIED</sup> 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 notarial seal, this 8th day of February, 2007.

William J. Peters  
Notary Public



(Seal)

My commission expires on 9/8, 2010.

MUNICIPAL TRANSFER STAMP (If Required) \_\_\_\_\_ COUNTY/ILLINOIS TRANSFER STAMP

NAME AND ADDRESS OF PREPARER:  
William J. Peters  
237 S. LaGrange Road  
Frankfort, IL 60423

EXEMPT under provisions of paragraph e  
Section 31-34 Property Tax Code

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).