

UNOFFICIAL COPY



Doc#: 0708942091 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/30/2007 09:59 AM Pg: 1 of 2

Stewart Title of Illinois
2 North LaSalle # 625
Chicago, Illinois 60602
312-849-4243
STCIL

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

5/8/339

WARRANTY
DEED

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

File Number: TM235771

LEGAL DESCRIPTION

Lot 2 in Feliciano's subdivision a subdivision of the north 44.0 feet of lot 84 in the Montclare Home addition in the southwest 1/4 of Section 25, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois

Commonly known as: 2434 North 79th Avenue
Elmwood Park IL 60707
PIN/Tax Code: 12-25-326-035

UNOFFICIAL COPY

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

PREPARED BY & MAIL RECORDED

DEED TO:

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

MAIL TAX BILL TO:

Gregory J. Wilgenbusch
1171 Chesepeake Ct.
Bartlett, IL 60103



REAL ESTATE TRANSFER TAX	00330.00
REAL ESTATE TRANSFER TAX	FP 102804

89266E00000 #

STATE OF ILLINOIS



STATE TAX

JUL. 26. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COUNTY TAX

JUL. 26. 06

REVENUE STAMP

REAL ESTATE TRANSFER TAX	00165.00
REAL ESTATE TRANSFER TAX	FP 102810

000003914 #

STEWART 518339143

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 GREGORY J. WILGENBUSCH and DENISE L. WILGENBUSCH, 1171 Chesepeake Ct., Bartlett, IL 60103, 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: 12-25-326-035
Address of Real Estate: 2434 N. 79th Avenue, Elmwood Park, IL 60707

Dated this 26th day of March, 2007.

ADVANTAGE FINANCIAL PARTNERS, LLC

By: Safe Properties, LLC, Manager

By:

Randy Rantz, It's Manager



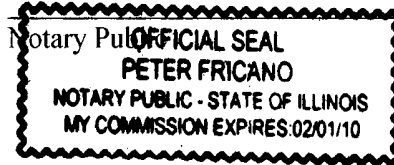
Village of Elmwood Park
Real Estate Transfer Stamp

1650.00 / 03/07
PS

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 26th day of March, 2007.



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