

UNOFFICIAL COPY

0704-26764

WARRANTY DEED



Doc#: 0711711179 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2007 04:07 PM Pg: 1 of 2

Above Space For Recorder's Use Only

THE GRANTOR, KLT Development, LLC, an Illinois limited liability company, of the City of Elmhurst, County of DuPage, State of Illinois, for and in consideration of Ten and no/100 dollars

(\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Taylor Duncan and Sandra Duncan, husband and wife, of 6805 N. Northwest Highway, Unit 2, Chicago, Illinois 60631, NOT AS Fee Simple, NOT AS Tenants in Common, NOT AS Joint Tenants, BUT IN Tenancy by the Entirety, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Lot 1 in the Subdivision of Block 4 in Shannon and Canfield's Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded on February 5, 1926 as Document 9171175, in Cook County, Illinois.

Subject only to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises NOT AS Fee Simple, NOT AS Tenants in Common, NOT AS Joint Tenants, BUT IN Tenancy by the Entirety.

Permanent Real Estate Index Number: 09-35-309-005-0000

Address of Real Estate: 818 S. Chester Avenue, Park Ridge, Illinois 60068.

DATED this 19th day of April, 2007.



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 27061

Fred Devaney
Fred Devaney, Managing Member
KLT Development, LLC

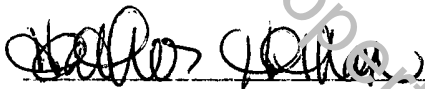
PRAIRIE TITLE
6821 W NORTH AVE.
OAK PARK, IL 60302

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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 Fred Jevaney of KLT Development, LLC, 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.

Given under my hand and official seal this 19th day of April, 2007.



Notary Public



My commission expires 2/6/11

This instrument was prepared by: Chaya D. Williams, Esq., John J. Pembroke & Associates, LLC, 422 N. Northwest Highway, Suite 150, Park Ridge, Illinois 60068.

Mail to:

Ed Reda, Esq.
8501 W. Higgins
Suite 440
Chicago, Illinois 60631

Send Subsequent Tax Bills To:

Mr. and Mrs. Taylor Duncan
818 S. Chester Avenue
Park Ridge, Illinois 60068

