

UNOFFICIAL COPY

PREPARED BY:

Dana K. O'Banion, Esq.
Power & Dixon, P.C.
123 West Madison, Suite 1900
Chicago, Illinois 60602

AFTER RECORDING MAIL TO:

Avalon Betts-Gaston *LLC*
1945 S. Halsted, Suite 309
Chicago, IL 60608

MAIL TAX BILL TO:

Phillip J. Whorton
1244 S. Carpenter
Calumet Park, IL 60827

TICOR TITLE



0713546030

Doc#: 0713546030 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/15/2007 01:34 PM Pg: 1 of 3

630114

WARRANTY DEED

3

PEAK BUILDING CORP., an Illinois Corporation ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to, Phillip J. Whorton, *a single person* ("Grantee"), whose address is 1415 W. 156th St., Dolton, IL 60419, the following described Real Estate situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 25-29-411-047-0000
Commonly known as 12441 S. Carpenter, Calumet Park, IL 60827

THIS IS NOT HOMESTEAD PROPERTY

Subject to: the lien of general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; zoning laws and ordinances; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 27th day of April 2007.

Real Estate Transfer Tax

\$25.00

Peak Building Corp.,
an Illinois Corporation

By: *[Signature]*
Dwight Jones, Its President

Real Estate Transfer Tax

\$25.00



Calumet Park



Calumet Park

Real Estate Transfer Tax

\$300.00

Real Estate Transfer Tax

\$300.00



Calumet Park



Calumet Park

Real Estate Transfer Tax

\$25.00



Calumet Park

STATE OF ILLINOIS,

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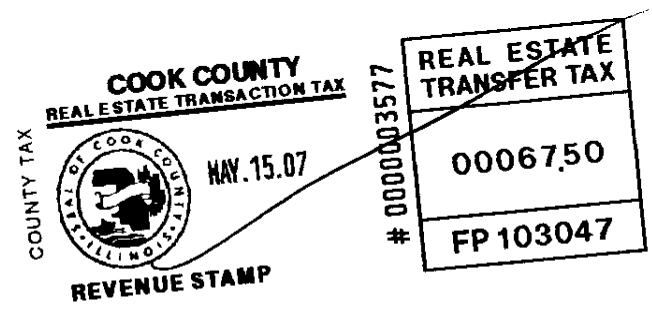
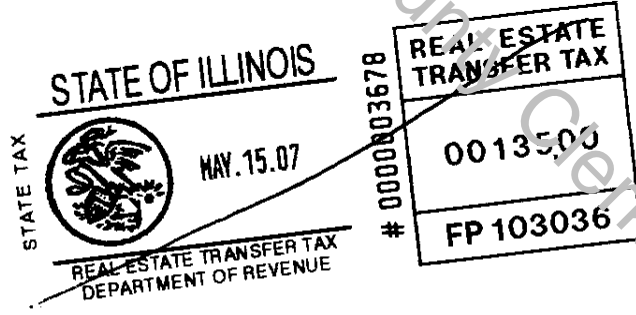
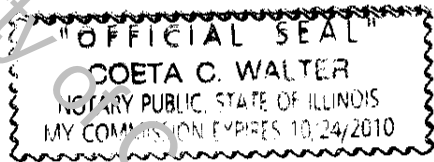
COUNTY OF COOK,

I, Coeta Walter the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Dwight Jones, 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 severally acknowledged that he signed 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 27th day of April 2007.

(SEAL)

[Signature]
Notary Public



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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000630114 CH
STREET ADDRESS: 12441 SOUTH CARPENTER STREET
CITY: CALUMET PARK **COUNTY:** COOK COUNTY
TAX NUMBER:

LEGAL DESCRIPTION:

LOT 23 AND THE SOUTH 10 FEET OF LOT 24 IN BLOCK 12 IN W. F. KAISER AND COMPANY'S FAIRLAND SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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