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WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 0725026108 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/07/2007 12:44 PM Pg: 1 of 2

07250261080

THE GRANTOR, **Jason Hubert**, an unmarried male, of the Village of Tinley Park, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Bruno J. Bon**, a widower, and **Julia Fagan**, a married woman, of 7930 Teton Road, Village of Orland Park, County of Cook, State of Illinois, 60462, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description: Parcel 1: Unit 2C and GA-1 together with its undivided percentage interest in the common elements in West Point Commons Condominium, as delineated and defined in the Declaration recorded as document number 88375843, in the northwest ¼ of Section 31, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress for the benefit of parcel 1 as set forth and defined in the plat of survey recorded December 11, 1987 as document number 87655606.

Permanent Index Numbers: 28-31-100-013-1007 (Unit 2C), 28-31-100-013-1013 (Unit GA-1)

Address of Real Estate: 7171 West 175th St., Unit 2C, Tinley Park, IL 60477

SUBJECT 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; private, public and utility easements and roads and highways; the terms, provisions, covenants, and conditions of the Declaration of the Condominium Association (Declaration) and all amendments, if any; any easements established by or implied from said Declaration or amendments; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 27th day of August, 2007.

Jason Hubert

Attorneys' Title Guaranty Fund, Inc.
1000 North Dearborn Street, Suite 2000
Chicago, Illinois 60610
Telephone: (312) 462-1000

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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, CERTIFY THAT **Jason Hubert**, 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, including the release and waiver of the right of homestead.

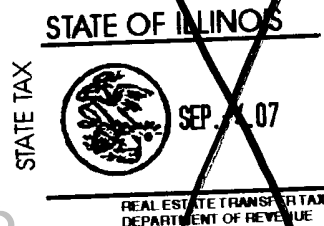
Given under my hand and official seal, this 27th day of August, 2007

Thomas E. Brabec

(Notary Public)



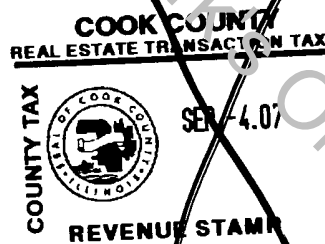
Prepared By: Thomas E. Brabec
Law Offices of Thomas E. Brabec
18154 Harwood Ave., Suite 204
Homewood, Illinois 60430-2154



REAL ESTATE TRANSFER TAX
0015300
FP326652

Mail To: John C. Clavio
Clavio Law Offices, P.C.
10277 W. Lincoln Highway
Frankfort, IL 60423

Name & Address of Taxpayer:
Bruno J. Bon and Julia Fagan
7171 West 175th St., Unit 2C
Tinley Park, IL 60477



REAL ESTATE TRANSFER TAX
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