

# UNOFFICIAL COPY



Doc#: 1019554034 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/14/2010 10:19 AM Pg: 1 of 3

**PRAIRIE  
TITLE** 

*1004-40268*  
**WARRANTY DEED**

**WHEN RECORDED MAIL TO:**

Mr. Frank Pellegrini  
Pellegrini & Cristiano  
6817 W. North Avenue  
Oak Park, Illinois 60302

**SEND TAX BILLS TO:**

Mr. Randall K. Albers  
Ms. Anne K. Schmidt  
615 Forest Avenue  
Oak Park, Illinois 60302

Above Space for Recorder's Use Only

The *GRANTOR*, **Rosalind Larsen**, divorced, not yet remarried, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby *CONVEYS* and *WARRANTS* unto the *GRANTEES*, **Randall K. Albers**, single, of 125 S. Kenilworth, # 10, Oak Park, Illinois 60302, and **Anne K. Schmidt**, single, of 707 N. Taylor Avenue, Oak Park, Illinois 60302, not as Tenants in Common, but as *JOINT TENANTS*, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

*See attached Exhibit -A-*

**PRAIRIE TITLE INC.  
6821 NORTH AVENUE  
OAK PARK, IL 60302**

**Property Address:** 615 Forest Avenue, Oak Park, Illinois 60302

**Permanent Index Number:** 16-06-319-036-0000

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.

IN WITNESS WHEREOF, the *GRANTOR*, **Rosalind Larsen**, has caused her name to be signed to this instrument, dated this 15 of June, 2010 and hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

  
Rosalind Larsen





JUN. 22. 10

# 0000011607	<b>REAL ESTATE TRANSFER TAX</b>
	<b>0368000</b>
	<b>FP 102801</b>

**UNOFFICIAL COPY****Exhibit -A-****Property Address:** 615 Forest Avenue, Oak Park, Illinois 60302**Property Index Number:** 16-06-319-036-0000**Legally described as follows:**

LOT 33 IN CZMOCK'S SUBDIVISION OF 10 ACRES OF THE WEST ½ OF THE SOUTH WEST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COUNTY TAX  REVENUE STAMP	<b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b> JUL. 13. 10	# 0000006968	<b>REAL ESTATE TRANSFER TAX</b> 00230.00
			FP 103045
STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	<b>STATE OF ILLINOIS</b> JUL. 13. 10	# 0000007094	<b>REAL ESTATE TRANSFER TAX</b> 00460.00
			FP 103050

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.

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STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Rosalind Larsen**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15 day of June, 2010.



Hope Geldes  
Notary Public

My commission expires: 7/20/10

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**THIS INSTRUMENT WAS PREPARED BY:**

Hope F. Geldes  
Peter J. Latz & Associates LLC  
104 N. Oak Park Avenue  
Suite 200  
Oak Park, Illinois 60301

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