

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)



Doc#: 1028810036 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/15/2010 03:14 PM Pg: 1 of 3

THE GRANTORS, JOHN G. FITZSIMONS and LORIANN M. FITZSIMONS, both unmarried, of the City of Oak Forest, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT an undivided one-half (1/2) to JOHN G. FITZSIMONS and an undivided one-half (1/2) to LORIANN M. FITZSIMONS, not in Joint Tenancy, but as Tenants in Common; of 6240 Elmorro Lane, Oak Forest, IL 60452; GRANTEES; the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Lot 12 in Block 22, 8th Addition to Medema's El Vista Gardens, being a subdivision of part of the Northwest 1/4 of Section 17, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

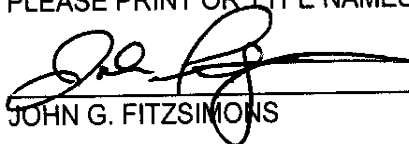
SUBJECT ONLY TO: covenants, conditions, and restrictions of record, and to real estate taxes not yet due or payable.

Permanent Real Estate Index Number: 28-17-125-012-0000

Address of Real Estate: 6240 Elmorro Lane, Oak Forest, IL 60452

DATED this 6 day of October, 2010

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURES:

 (SEAL)
JOHN G. FITZSIMONS

 (SEAL)
LORIANN M. FITZSIMONS

The instrument was prepared by KEVIN W. FITZSIMONS, Henry M. Grannan, Chartered, 601 W. Randolph Street, Chicago, Illinois 60661.

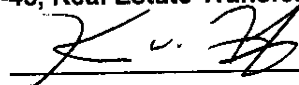
SEND SUBSEQUENT TAX BILLS TO:

Mail To:) KEVIN W. FITZSIMONS
) Henry M. Grannan, Chartered
) 601 W. Randolph, 2nd Floor
) Chicago, Illinois 60661-2203

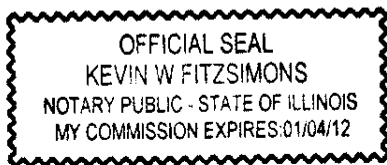
JOHN FITZSIMONS
6240 Elmorro Lane
Oak Forest, IL 60452

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Act.

10/6/10



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State of Illinois, County of Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN G. FITZSIMONS, an unmarried man, 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.

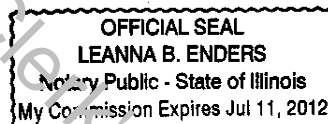
Given under my hand and official seal, this 6 day of October, 2010

Commission expires _____, 20____


 NOTARY PUBLIC
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LORIANN M. FITZSIMONS, an unmarried woman, 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 she signed, sealed and delivered the said instrument as her 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 6th day of October, 2010Commission expires JULY 11, 2012

 NOTARY PUBLIC


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STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 6, 2010

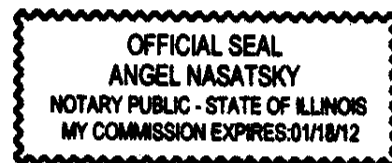
Signature: _____

Grantor or Agent

Subscribed and sworn to before me
by the said Kevin W. Fitzsimons
this 6th day of October, 2010

Notary Public _____

Angel Nasatsky



The **Grantee** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 6, 2010

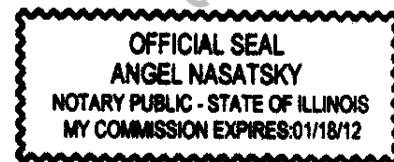
Signature: _____

Grantee or Agent

Subscribed and sworn to before me
by the said Kevin W. Fitzsimons
this 6th day of October, 2010

Notary Public _____

Angel Nasatsky



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)