

Fidelity 13012011

# UNOFFICIAL COPY

## ILLINOIS STATUTORY FORM WARRANTY DEED



**Prepared By:**  
Karen E. Tietz, Attorney at Law  
2445 Dean Street, Suite 1D  
St. Charles, IL 60175

Doc#: 1104912054 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/18/2011 11:40 AM Pg: 1 of 2

**Return To:**  
Timothy Townsend  
5900 W. Eastwood  
Chicago, IL 60630

**Send Tax Bill To:**  
Timothy Townsend  
5900 W. Eastwood  
Chicago, IL 60630

GRANTOR, **BARBARA A. SINCLAIR**, divorced and not since remarried,  
of the Village of Montgomery, County of Kendall, State of Illinois, for and in consideration of  
TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid,  
CONVEY and WARRANT to

GRANTEE, **TIMOTHY R. TOWNSEND**,  
the following described Real Estate situated in the County of Cook, in the State of Illinois, to  
wit:

(SEE LEGAL DESCRIPTION ATTACHED)

BOX 15

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 any and all rights under and by virtue of the Homestead Exemption  
Laws of the State of Illinois.

Address: 5900 W. Eastwood, Chicago, IL 60630  
Permanent Index Number: 13-17-209-031-0000

DATED: 1/20/2011

*Barbara A. Sinclair*  
BARBARA A. SINCLAIR

STATE OF ILLINOIS) ss  
COUNTY OF KANE

**FIDELITY NATIONAL TITLE** \_\_\_\_\_

I, the undersigned, a Notary Public in and for this County and State, **DO HEREBY CERTIFY** that **BARBARA A. SINCLAIR**, is personally known to me to be the same person whose name is subscribed to this instrument, appeared before me this day in person and acknowledged that she executed this instrument as her free and voluntary act as and for the purposes set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 20<sup>th</sup> day of January, 2011.



*Sonya L. Leto*  
NOTARY PUBLIC

S Y  
P 2  
S N  
SC Y  
INT AS

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2010 013012295 SCF


SCHEDULE A (CONTINUED)

YOUR REFERENCE: 5900 WEASTWOOD, CHICAGO, IL 60630

EFFECTIVE DATE: October 12, 2010


5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:  
 THE EAST 37 FEET OF LOT 30 IN LAWRENCE AVENUE ADDITION TO CHICAGO BEING A  
 SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40  
 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**CITY OF CHICAGO**  
 CITY TAX  
  
 FEB.-9.11  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000000398

REAL ESTATE TRANSFER TAX
0204750
FP 102803

**STATE OF ILLINOIS**  
 STATE TAX  
  
 FEB.-9.11  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000005581

REAL ESTATE TRANSFER TAX
0019500
FP 102809

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 FEB.-9.11  
 REVENUE STAMP

# 0000005572

REAL ESTATE TRANSFER TAX
0009750
FP326707