

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)

Individual

STC 619064 2/3



Doc#: 1105612057 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2011 09:31 AM Pg: 1 of 2

THE GRANTOR(S), Triumph Lots, Inc, by Michael Beckerman, as President and Dawn Beckerman, as Vice President, of the County of Cook and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby **CONVEY** and **WARRANT** to Anthony D Gardner, the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

Legal Description: Lots 1 and 2 in Block 13 in Flossmoor Heights, J.C. McCartney's Subdivision in the Northeast 1/4 of Section 5, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

ADDRESS OF PROPERTY: 1007 183<sup>rd</sup> ST, Homewood, IL 60430  
PROPERTY INDEX NUMBER: 32-05-203-009 & 32-05-203-010

**SUBJECT ONLY TO THE FOLLOWING, IF ANY:** covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED Feb. 11, 2011.

*Michael Beckerman by Joanie Bueschel as attorney in fact*  
Michael Beckerman as President of Triumph Lots, by Joanie Bueschel as attorney in fact

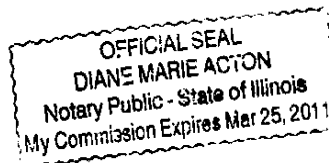
*Dawn Beckerman by Joanie Bueschel as attorney in fact*  
Dawn Beckerman as President of Triumph Lots, by Joanie Bueschel as attorney in fact

STATE OF ILLINOIS, COUNTY OF CookILL: SS

The undersigned, a Notary Public in State aforesaid, **DO HEREBY CERTIFY** that Michael Beckerman and Dawn Beckerman personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead. \* by Joanie Bueschel as Atty in fact

Given under my hand and official seal this February 11<sup>th</sup>, 2011.

*Diane Marie Acton*  
Notary Public



THIS INSTRUMENT PREPARED BY: Tracey A Rapp, 535 S Elizabeth St, Lombard. IL 60148

STEWART TITLE COMPANY  
2055 West Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

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SC  
INT

# UNOFFICIAL COPY

MAIL TO:

Anthony D. GARDNER  
1007 183<sup>RD</sup> ST.  
Homewood, Ill. 60430

MAIL SUBSEQUENT TAX BILLS TO:

Grantees address  
Anthony Gardner

1007 183<sup>rd</sup> St.

Homewood, IL 60430

Property Tax Cook County Clerk's Office

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
FEB. 16. 11  
REVENUE STAMP

# 0000000192  
**REAL ESTATE TRANSFER TAX**  
0006250  
FP 102810

**STATE OF ILLINOIS**  
STATE TAX  
FEB. 16. 11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000002347  
**REAL ESTATE TRANSFER TAX**  
0012500  
FP 102804