

12-20

4408708 (1/11)

# UNOFFICIAL COPY

## WARRANTY DEED

THIS AGREEMENT, made this 13<sup>th</sup> day of December, 2011, between **Brigham Construction Company**, a corporation duly incorporated and existing under the laws of the State of Illinois, and having its principal place in the State of Illinois, party of the first part, and ~~Celene~~ \* **Diffrancia and Patrick Johnson, husband and wife**, of Houston, Texas, party of the second

part; WITNESSETH that the party of the first part, pursuant to authority given by the Board of Directors of said corporation, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND WARRANT unto the party of the second part, not as joint tenants nor as tenants in common, but as Tenants by the Entirety, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:



Doc#: 1135657036 Fee: \$38.00  
 Eugene "Gene" Moore RHSP Fee:\$10.00  
 Cook County Recorder of Deeds  
 Date: 12/22/2011 08:55 AM Pg: 1 of 2

\* Celene

Lot 61 in Elmore's Leitchworth Subdivision, being a Subdivision of the West 1/2 of the East 1/2 of Section 5, Township 38 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded May 28, 1923 as Document Number 7951896, in Cook County, Illinois.

Permanent Real Estate Index Number: 18-05-423-001-0000;

Address of Real Estate: 401 S. Gilbert Ave., LaGrange, Illinois 60525;

Together with all and singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, not as joint tenants nor as tenants in common, but as Tenants by the Entirety, FOREVER.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: general real estate taxes not yet due and payable as of the day hereof, covenants, conditions and restrictions of record, and building lines and easements that do not interfere with the current use and enjoyment of the said premises;

Handwritten mark

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President, and attested by its Secretary the day and year first above written.

Brigham Construction Company,  
an Illinois corporation

by James Brigham, its President

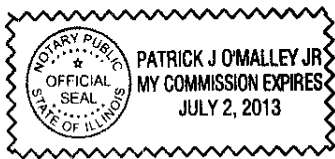
Attest:  
by its Secretary

STATE OF ILLINOIS		# 0000001900
STATE TAX	DEC. 14. 11	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		
		REAL ESTATE TRANSFER TAX
		0058400
		FP 103014

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Brigham, personally known to me to be the President of Brigham Construction Company, an Illinois corporation, and James Brigham, personally known to me to be the Secretary of Brigham Construction Company, an Illinois corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, for and on behalf, and as the act and deed of said corporation.

Given under my hand and official seal this 13<sup>th</sup> day of December, 2011.



Patrick J. O'Malley Jr.  
Notary Public

This instrument was prepared by:  
Patrick J. O'Malley Jr.  
Attorney at Law  
12314 South 86<sup>th</sup> Avenue  
Palos Park, Illinois 60464

Mail recorded deed to:  
Moss Gugliuzza  
114 Calverton Ave  
LAGRAY IL 60525  
  
Send subsequent tax bills to:  
Celene D. Franco  
401 S. Gilbert Ave.  
LAGrange, IL 60525

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000053139
	DEC. 14. 11	
	REAL ESTATE TRANSFER TAX	
		0029200
		FP 103017

REVENUE STAMP