

# UNOFFICIAL COPY



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## ILLINOIS WARRANTY DEED

THE GRANTOR(S), 172026 1/2

EARL R. DEVEREUX, BARBARA A. DEVEREUX\*  
AND DAVID E. DEVEREUX\*, AS JOINT TENANTS,

Doc#: 1203304093 Fee: \$60.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/02/2012 10:34 AM Pg: 1 of 2

\* husband and wife  
\* \* unmarried BPF

For Recorder's Use Only

of the City of Tinley Park, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

BPF Lawrence  
~~LARRY GERAGHTY~~  
OF 6919 W. 173<sup>RD</sup> PLACE, TINLEY PARK, ILLINOIS 60477

- UNMARRIED
- MARRIED TO \_\_\_\_\_
- JOINT TENANTS
- TENANTS BY THE ENTIRETY
- TENANTS IN COMMON

all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

PERMANENT INDEX NUMBERS: 27-25-100-003-0000

COMMON ADDRESS: 17019 WOODS COCK DRIVE  
TINLEY PARK, ILLINOIS 60477

### Legal Description:

LOT 27, IN GALLAGHER AND HENRY'S FAIRMONT VILLAGE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, 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, TO HAVE AND TO HOLD said premises per the aforementioned tenancy forever.

SUBJECT TO: General taxes for the year 2011 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; the terms, provisions covenants and conditions of the Declaration of Covenants and all amendments, if any; and any easements established by or implied from said Declaration or amendments. If

BPF Property is conveyed within 30 days of 12/15/2011, this transaction is subject to the mortgage recorded as document # 0517108158. Dated this 14<sup>th</sup> day of December, 2011.

Earl R. Devereux  
EARL R. DEVEREUX

Barbara A. Devereux  
BARBARA A. DEVEREUX

David E. Devereux  
DAVID E. DEVEREUX

**CITYWIDE**  
TITLE CORPORATION  
850 W. JACKSON BLVD., SUITE 320  
CHICAGO, IL 60607

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State of Illinois )  
County of DuPage ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named individual(s), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day 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 and waiver of the right of homestead.

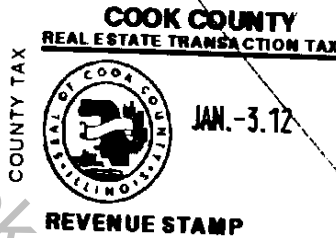
Given under my hand and official seal this 14<sup>th</sup> Day of December, 2011.



*Laura M. Pandola*  
NOTARY PUBLIC  
My Commission Expires: 6/23/2013

SEND SUBSEQUENT TAX BILLS TO:

Larry Geraghty  
17019 Woodstock Drive  
Tinley Park, Illinois 60477



REAL ESTATE TRANSFER TAX
0011000
FP 103042

# 000007006

UPON RECORDING MAIL THIS INSTRUMENT TO:

LAW OFFICES JAMES GORMAN  
10644 So. WESTERN AVENUE  
CHICAGO, ILLINOIS 60643

THIS INSTRUMENT PREPARED BY:

Tammy L. Aiossa  
Aiossa & Associates, P.C.  
115270 S. Jackson St., Suite 103  
Burr Ridge, Illinois 60527  
Telephone: 630.908.3000



REAL ESTATE TRANSFER TAX
0022000
FP 103037

# 000007006