

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1212112004 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/30/2012 08:41 AM Pg: 1 of 2

THIS AGREEMENT, made this April 16th, 2012 by and between **Juan Guerrero & Elizabeth Guerrero**, a married, of the City of Oak Park, State of Illinois, "GRANTOR," and **Kurt F. Zoellick & Kimberly J. Zoellick**, a married couple of the City of Homewood, State of Illinois, "GRANTEE," *WITNESSETH*, that the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, *Not as Tenants in Common, Not as Joint Tenants, but as Husband and Wife as Tenants by the Entirety*, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

First American Title
Order # 2263992
1 of 3 JS

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, HEREBY RELEASING ALL RIGHTS OF HOMESTEAD with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's 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 those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents on the day and year first above written.

JUAN GUERRERO

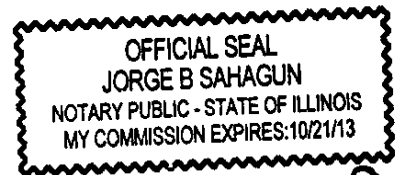
ELIZABETH GUERRERO

STATE OF ILLINOIS)
COUNTY OF COOK)

We, the undersigned, a Notary Public in and for the said County, in the State, aforesaid. DO HEREBY CERTIFY that **Juan & Elizabeth Guerrero** are personally known to me, and whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 16 day of April, 2012.

Notary Public



This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1403, Chicago, IL 60604

After recording, return to: Atty. Joyce Grade!, 915 S OAK PARK AVE. OAK PARK IL 60304
Send Subsequent Tax Bills to: KURT ZOELICK, 140 LeMoine PKwy. OAK PARK IL 60302

SPS
SCY
INT

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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 24 IN BLOCK 4 IN FAIR OAKS TERRACE, A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, TOWSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 140 Le Moyne Parkway Oak Park, IL 60302



Permanent Index No: 16-05-103-028-0000

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENT FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF THE YEAR 2009 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.



APR. 16. 12

REAL ESTATE TRANSFER TAX
0177500
0000000858 FP 102801

REAL ESTATE TRANSFER		04/18/2012
	COOK	\$111.00
	ILLINOIS:	\$222.00
TOTAL:		\$333.00

16-05-103-028-0000 | 20120401602393 | XWJ3NF