

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc#: 1217712144 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/25/2012 02:19 PM Pg: 1 of 3

Preparer File: 2276225
FATIC No.: 2276225
Order # _____

THE GRANTOR(S) JIM FLEMING, divorced and not since remarried of the City of MOKENA, County of WILL, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to JOHN W. POWERS, ~~a never married man~~ and MARIA R. ZAMBRANO-HERERRA, ~~a never married woman, tenants in common~~, of 6238 W. 26TH STREET BERWYN, IL 60402 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit: * ~~Husband and wife as tenants by the entirety.~~

See Exhibit "A" attached hereto and made a part hereof

This is NOT homestead property
SUBJECT TO:

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-36-409-041-0000



Address(es) of Real Estate: 3715 HAAS AVENUE
RIVERSIDE, IL 60546

Dated this 10th _____ day of MAY _____, 2012



JIM FLEMING

S Y
P 3
S N
SC Y
INT ID

REAL ESTATE TRANSFER		05/25/2012
	COOK	\$65.00
	ILLINOIS:	\$130.00
TOTAL:		\$195.00

15-36-409-041-0000 | 20120401600141 | S5P06E



First American
Title Insurance Company

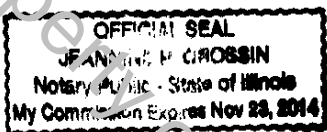
Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JIM FLEMING, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 10th day of MAY, 2012.



[Signature]
Notary Public

Prepared by:
Law office of Paul J. Skryd, Ltd.
8933 W. Cermak Rd.
North Riverside, IL 60546

Mail to:
THOMAS SCANNELL
10001 South Western
CHICAGO, IL 60643

Name and Address of Taxpayer:
JOHN W. POWERS
3715 HAAS AVENUE
RIVERSIDE, IL 60546

Property of Cook County Clerk's Office



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Exhibit "A" – Legal Description

PARCEL 1: THAT PART OF THE WEST 1/2 OF LOT 2 IN COOKSVILLE, A SUBDIVISION IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF VACATED LAFAYETTE ROAD LYING NORTH OF AND ADJOINING SAID WEST 1/2 OF LOT 2, ALL TAKEN AS A TRACT, AND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 88.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL; THENCE NORTH 89 DEGREES 47 MINUTES 16 SECONDS EAST 70.29 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 87.62 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 19.99 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 70.29 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 107.86 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 19.85 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DISCLOSED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED APRIL 16, 1979 AS DOCUMENT NUMBER 24919583, AND AS CREATED BY DEED FROM GUARANTY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 14, 1976 AND KNOWN AS TRUST NUMBER 20245 TO GEORGE W. MORRIS AND CATHERINE T. O'NEILL RECORDED ON AUGUST 23, 1979 AS DOCUMENT NUMBER 25114205, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

