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Doc#: 1308619045 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2013 12:25 PM Pg: 1 of 3

WARRANTY DEED

WHEN RECORDED MAIL TO:
Ms. Karen Tietz
Attorney At Law
2445 Dean Street, Suite 1D
St. Charles, Illinois 60175

SEND TAX BILLS TO:
Mr. George Buchheit
2301 Burr Oak Ave.
North Riverside, Illinois 60549

1382-51567

Above Space for Recorder's Use Only

The GRANTOR, JIM BURNS, MARRIED TO KRISTEN BURNS, For and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, George Buchheit, of 3224 Alexander, Chicago, Illinois 60634, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

Property Address: 2301 Burr Oak Ave., North Riverside, Illinois 60549

Permanent Index Number: 15-25-113-001-0000

THIS IS NOT HOMESTEAD PROPERTY

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

IN WITNESS WHEREOF, the GRANTOR, Jim Burns, have caused his name to be signed to this instrument, dated this 22 of March, 2013.



Jim Burns

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **JIM BURNS** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of March, 2013.

Hope Geldes
 Notary Public



My commission expires: 7/20/14

REAL ESTATE TRANSFER		03/27/2013
	COOK	\$65.50
	ILLINOIS:	\$131.00
TOTAL:		\$196.50
15-25-113-001-0000 20130301603735 51UU3N		

THIS INSTRUMENT WAS PREPARED BY:
 Hope F. Geldes
 Attorney At Law
 818 S. Kenilworth Ave.
 Oak Park, Illinois 60304

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A POLICY ISSUING AGENT OF
FIDELITY NATIONAL TITLE GROUP/MIDWEST

COMMITMENT NO. 1302-51567

SCHEDULE A (continued)

LEGAL DESCRIPTION

Lot 46 in Block 14 in McIntosh & Company's 22nd Street Addition being a part of the North 100 acres of the Northwest 1/4 of Section 25, Township 39 North, Range 12, East of the Third Principal Meridian, lying North of the Chicago Madison and Northern Railroad Company right of way, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 15-25-113-001-0000

COMMONLY KNOWN AS: 2301 BURR OAK AVE. NORTH RIVERSIDE ILLINOIS 60549.