

# UNOFFICIAL COPY

**MAIL RECORDED DEED TO:**  
**LEE MONTGOMERY**  
**4550 WEST 103<sup>RD</sup> ST., STE 201**  
**OAK LAWN, IL 60453**



**MAIL TAX BILL TO:**  
**DEREK VANFLENNER**  
**12026 KATHLEEN CT.**  
**ALSIP, IL 60803**

Doc#: 1312208024 Fee: \$40.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2013 12:37 PM Pg: 1 of 2

**THIS INSTRUMENT PREPARED BY:**  
ATTORNEY GARY K. DAVIDSON  
BRUMUND, JACOBS, HAMMEL,  
DAVIDSON & ANDREANO, LLC  
58 E. CLINTON STREET, STE 200  
JOLIET, IL 60432

AE

USE

*z*

## WARRANTY DEED

*married to Deirdre Fischer*

**THIS INDENTURE WITNESSETH**, that the Grantor, **WALTER FISCHER**, of the City of Homer Glen in the State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, **GRANT, CONVEY and WARRANT** to **DEREK VANFLENNER**, whose address is:, the following described real estate, to-wit:

LOT 3 IN PINEVIEW SUBDIVISION OF THE NORTH 1/2 OF LOT 13 (EXCEPT THE NORTH 140.27 FEET AND EXCEPT THE SOUTH 70.2 FEET) IN BRAYTON FARMS, NUMBER 2, A SUBDIVISION OF THE WEST 80 ACRES OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF FOTO'S SUBDIVISION AND FIRST ADDITION TO FOTO'S SUBDIVISION, LYING NORTH OF THE NORTH LINE OF 120 PLACE AS DEDICATED IN SAID SUBDIVISION, ALL IN PART OF SAID LOT 13, IN COOK COUNTY, ILLINOIS.

Subject to: Taxes for the revenue year 2012 and subsequent years, Covenants, restrictions and easements of record, if any.

P.I.N. # 24-26-123-003-0000

Commonly known as: 12026 KATHLEEN CT., ALSIP, IL 60803

✶ THIS IS NOT HOMESTEAD PROPERTY ✶

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 20th day of April, 2013.

FIDELITY NATIONAL TITLE 52011499  
1 of 2

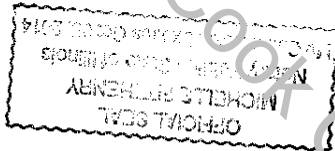
\_\_\_\_\_  
WALTER FISCHER

# UNOFFICIAL COPY

STATE OF ILLINOIS                    )  
   ) SS.  
 COUNTY OF COOK                    )


I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT WALTER FISCHER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 Notarial Seal this 30<sup>th</sup> day of April, 2013.





*Michael J. Kelly*  
 \_\_\_\_\_  
 NOTARY PUBLIC

My Commission Expires: 10/15/14

**VILLAGE OF ALSIP**  
 VILLAGE TAX  
  
 APR. 26. 13  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000000642

<b>REAL ESTATE TRANSFER TAX</b>
00647.50
FP326706

<b>REAL ESTATE TRANSFER</b>		04/30/2013
	COOK	\$92.50
	ILLINOIS:	\$185.00
	<b>TOTAL:</b>	<b>\$277.50</b>
24-26-123-003-0000   20130401608287   DJZK65		