

lot 3



Doc#: 1315441156 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/03/2013 03:09 PM Pg: 1 of 3

WARRANTY DEED

MAIL TO:

Ira M. Kann  
640 N. LaSalle St. #285  
Chicago IL 60654

SEND TAX BILLS TO:

JW Real Estate Inc.  
1411 McHenry Rd Ste 226  
Buffalo Grove IL 60089

THE GRANTOR(S), Kellye Fabian, a single person, of the State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY (S) AND WARRANT to

JW Real Estate, Inc.  
1411 McHenry Rd #226  
Buffalo Grove IL  
60089

FIRST AMERICAN TITLE

234 6001

Strike Inapplicable:

- ~~a) As tenants in Common~~
- ~~b) Not as Tenants in Common, or Tenants by the Entirety, but as JOINT TENANTS.~~
- ~~c) Not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, as husband and wife.~~
- d) As an individual

SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. \*\*This is non-homestead property\*\*

Permanent Index Number: 16-05-110-023-0000

Property Address: 1123 Hayes Avenue, Oak Park, Illinois 60302

DATED this 14<sup>th</sup> day of May, 2013.

Kellye Fabian  
KELLYE FABIAN

REAL ESTATE TRANSFER		05/17/2013
	COOK	\$125.00
	ILLINOIS:	\$250.00
	TOTAL:	\$375.00

S Y  
P 3  
S N  
SC Y  
INT 10

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
COUNTY OF McHENRY    )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT KELLYE FABIAN, is personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.\*



by my hand and notarial seal, this 14 day of May, 2013.

Deborah R. Dawdy  
Notary Public

My commission expires on 11-19-14

\*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

The buyer cannot resell the property within 30 days of the short sale settlement date. The buyer also, cannot resell the property for greater than 120% of the short sale price within 90 days of the short sale settlement date.



MAY 15 2013

# 0000001857	REAL ESTATE TRANSFER TAX
	02000.00
	FP 102801

NAME AND ADDRESS OF PREPARER:

Hal Stinespring & Associates, P.C.  
910 E. Oak Street  
Lake in the Hills, Illinois 60156

# UNOFFICIAL COPY

EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: LOT 28 IN BLOCK 7 IN FAIR OAKS TERRACE, A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index #'s: 16-05-110-023-0000 Vol. 0138

Property Address: 1123 North Hayes Avenue, Oak Park, Illinois 60302

Property of Cook County Clerk's Office