

UNOFFICIAL COPY



PREPARED BY:
Cummings & Duda, Ltd.
2024 Hickory Rd., Ste. 205
Homewood, IL 60430

Doc#: 1321841125 **Fee:** \$40.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2013 02:40 PM Pg: 1 of 2

MAIL TAX BILL TO:
Fred C. Lyon II
1212 Braeburn Rd.
Flossmoor, IL 60422

MAIL RECORDED DEED TO:
THOMAS A. TOZER
15154 HARWOOD AVE,
SUITE 104
HOMERWOOD, IL 60430

130304100524

1/2

WARRANTY DEED Statutory (Illinois)

THE GRANTORS, Terry L. Blackburn and Patricia A. Blackburn, husband and wife, as to Parcel 1, and Terry Blackburn, married to Patricia A. Blackburn, as to Parcel 2, of Georgetown, Texas, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to Fred C. Lyon II, ~~a married man~~, 1212 Braeburn Ave., Flossmoor, Illinois, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

* *Janice L. Edmister*

Parcel 1: The South 98 feet of the East 175 feet of Lot 1 in the Owner's Subdivision of Block 4 and Block 7 (except the East 923 feet, measured from the center line of Homewood Avenue) in the Resubdivision of the North 51 acres of that part of the Northeast 1/4 of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian, lying East of the right of way of the Illinois Central Railroad, in Cook County, Illinois.



Parcel 2: The South 98 feet (except the East 175 feet thereof) of Lot 1 in the Owner's Subdivision of Block 4 and (except the East 923 feet) of Block 7 in the Resubdivision of the North 51 acres of that part of the Northeast 1/4 of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian, lying East of the Illinois Central Railroad right of way, in Cook County, Illinois.

Permanent Index Number(s): 31-12-203-016-0000 & 31-12-203-019-0000
Property Address: 1212 Braeburn Ave., Flossmoor, IL 60422

Subject, however, to the general taxes for the year of 2013 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

REAL ESTATE TRANSFER		07/18/2013
	COOK	\$107.50
	ILLINOIS:	\$215.00
TOTAL:		\$322.50

31-12-203-016-0000 | 20130701604786 | ZUFTJF

S Y
P 12
S N
SC Y
INT D

UNOFFICIAL COPY

7213
fab

Dated this 9/15 day of July, 2013.

As to Parcel 1:

Terry L. Blackburn
Terry L. Blackburn

Patricia A. Blackburn
Patricia A. Blackburn

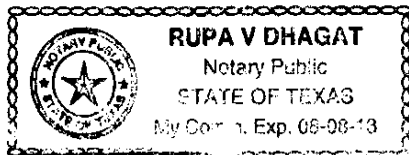
As to Parcel 2:

Terry Blackburn
Terry Blackburn

STATE OF TEXAS)
COUNTY OF WILLIAMSON) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Terry L. Blackburn and Patricia A. Blackburn, as to Parcel 1, and Terry Blackburn, as to Parcel 2, personally known to me to be the same persons whose names 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 acts, 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 15th day of July, 2013



Rupa V Dhagat
Notary Public, RUPA V DHAGAT
My commission expires: 8/8/13

Property of Cook County Clerk's Office