

UNOFFICIAL COPY

Warranty Deed

ILLINOIS



Doc#: 1335708028 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2013 11:29 AM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR James G. Petersen, of Crete, Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to P & J PROPERTY HOLDING, LLC, of 4606 Westborough, Champaign, Illinois, 61822, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2013 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 31-02-201-024-0000

Address of Real Estate: 18340 S. Kedzie Avenue, Homewood, Illinois, 60430


The date of this deed of conveyance is 12/18/2013.


James G. Petersen

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James G. Petersen personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 official seal 12/18/2013.


Notary Public

(My Commission Expires)

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FIDELITY NATIONAL TITLE 52016423

1 of 2

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LEGAL DESCRIPTION

PARCEL 1:



THE SOUTH 130 FEET OF LOT 11 IN HOMEWOOD GARDENS ACRES NUMBER 1, A SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE NORTH 20 FEET OF THE SOUTH 140 FEET OF LOT 11 (EXCEPT THAT PART INCLUDED IN PARCEL 1 AFORESAID) AND THE WEST 24 FEET OF LOT 9; THE WEST 24 FEET OF LOT 10; AND THE WEST 24 FEET OF LOT 11 (EXCEPTING THE SOUTH 140 FEET OF SAID LOT 11) IN HOMEWOOD GARDEN ACRES NO. 1, A SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 2 TOWNSHIP 35 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 31-02-201-024-0000

Property Address: 18340 S. Kedzie Avenue, Homewood, Illinois, 60430

REAL ESTATE TRANSFER		12/19/2013
	COOK	\$192.50
	ILLINOIS	\$385.00
TOTAL:		\$577.50
31-02-201-024-0000 20131201604460 R/V 88F7		

This instrument was prepared by
James Lanting
Lanting, Paarlberg & Associates, Ltd.
938 West US 30
Scherverville, IN 46375

Send subsequent tax bills to:
P & J Property Holding, LLC
4606 Westborough
Champaign, IL 61822

Recorder-mail recorded document to:
Matt Deering
306 W Church Street
Champaign, IL 61820