

UNOFFICIAL COPY

8042628

WARRANTY DEED

(Statutory) Illinois

Mail to:

Kathleen L. McCabe
8827 W. Ogden Ave.
Brookfield, IL 60513-2148



Doc#: 1507908090 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/20/2015 11:09 AM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

Terry Finnegan
7349 Madison St., Unit F
Forest Park, IL 60130

THE GRANTORS, ROY L. GOESEL and BARBARA GOESEL, husband and wife,
of the City of Chicago Heights, County of Cook, State of Illinois, for and in consideration of Ten and
no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid,
CONVEY AND WARRANT to TERRY FINNEGAN, an unmarried man
(GRANTEE'S ADDRESS) 304 N. Grove Ave., 2A, Oak Park, IL 60302
all interest in the following described Real Estate situated in the County of Cook, in the State of
Illinois, to wit:

UNIT NUMBER F IN THE 7349 MADISON STREET CONDOMINIUM, AS DELINEATED ON
A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 12 IN GEORGE W. MC LESTER'S MADISON STREET SUBDIVISION OF BLOCK 36 IN
RAILROAD ADDITION TO TOWN OF HARLEM BEING A SUBDIVISION OF THE SOUTH
EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021028115, TOGETHER WITH
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK
COUNTY, ILLINOIS.

Subject to: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and
building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c)
zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility
easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and
agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act
and condominium declaration, if applicable.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois.

Permanent Index Number: 15-12-433-050-1006

Property Address: 7349 Madison St., Unit F, Forest Park, IL 60130

DATED this 17th day of March, 2015.

 (SEAL)
Roy L. Goesel

 (SEAL)
Barbara S. Goesel

70 W. Madison St.
Suite 1600
Chicago, IL 60602

USI

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ROY L. GOESEL and BARBARA S. GOESEL, husband and wife, 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 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 17th day of March, 2015.







Notary Public

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 5519
RM 3/16/15
Approved/Date

NAME AND ADDRESS OF PREPARER:
N. Richard Stelter
McGrane, Perozzi, Stelter,
Gerardi, Brauer & Ross, Ltd.
165 West 10th Street
Chicago Heights, IL 60411
(708) 756-1550

REAL ESTATE TRANSFER TAX		18-Mar-2015
	COUNTY:	74.50
	ILLINOIS:	149.00
	TOTAL:	223.50
15-12-433-050-1006 20150301669785 0-738-980-224		

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020 and name and address of the person preparing the instrument: (Chap 55 ILCS 5/3-5022).