

# UNOFFICIAL COPY

This document was prepared by:  
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15 Salt Creek Lane, Suite 103  
Hinsdale, Illinois 60521

After recording mail to:  
James Reichardt  
Attorney at Law  
27 W. Park Avenue  
Villa Park, Illinois 60181

Mail tax bills to:  
Ross Zuchowski  
1416 Bristol Avenue  
Westchester, Illinois 60154



Doc#: 1525310058 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/10/2015 11:46 AM Pg: 1 of 4

*This space reserved for Recorder's use only.*

First American Title  
Order # 2668029

## WARRANTY DEED

**TRANSFER STAMP**  
Certification of Compliance  
*Village of Westchester, Illinois*  
MAF 8-13-15

THE GRANTORS, **John D. Fitzgerald and Kelly L. Fitzgerald, his wife**, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto **Ross Zuchowski and Deanna Zuchowski, husband and wife**, not as joint tenants or as tenant in common, but as tenants by the entirety, having an address of 71 Arboretum Drive, Lombard, Illinois 60148, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

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

[See Signature Page Attached Hereto]

REAL ESTATE TRANSFER TAX		26-Aug-2015
COUNTY:		115.00
ILLINOIS:		230.00
TOTAL:		345.00

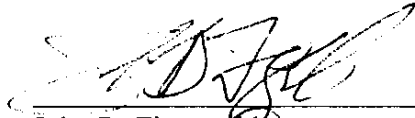
15-21-211-046-0000 | 20150801616589 | 2-129-385-344

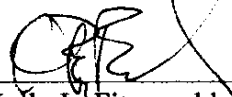
SY  
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SCV  
INT

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## SIGNATURE PAGE TO WARRANTY DEED

IN WITNESS WHEREOF, the undersigned have made, executed and delivered this deed as of this 10 day of August, 2015.


  
\_\_\_\_\_  
John D. Fitzgerald

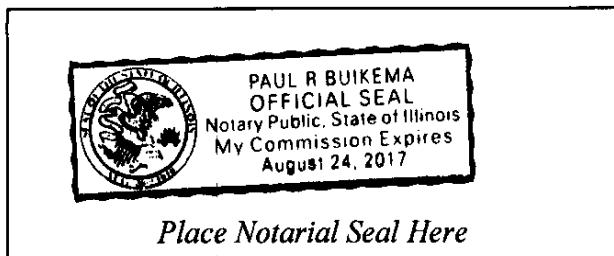
  
\_\_\_\_\_  
Kelly L. Fitzgerald

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John D. Fitzgerald and Kelly L. Fitzgerald, his 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.

Given under my hand and official seal, this 10<sup>th</sup> day of August, 2015.

  
\_\_\_\_\_  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 430 AND THE SOUTH 10 FEET OF LOT 431 IN GEORGE F. NIXON AND COMPANY'S SECOND TERMINAL ADDITION TO WESTCHESTER, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property 416 Bristol Avenue, Westchester, Illinois 60154

PIN: 15-21-211-046-0000

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

Covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property; general real estate taxes not due and payable on the date hereof.

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