

UNOFFICIAL COPY

Doc#: 1615539013 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/03/2016 08:42 AM Pg: 1 of 3

Dec ID 20160501607031
ST/CO Stamp 0-999-913-792 ST Tax \$247.00 CO Tax \$123.50

WARRANTY DEED

WHEN RECORDED MAIL TO:
Steven L. Nichols
Earl J. Roloff
1060 E. Lake Street, Suite 1
Hanover Park, Illinois 60133

SEND TAX BILLS TO:
Derek J. Peach
1636 77th Court
Elmwood Park, Illinois 60707

Above Space for Recorder's Use Only

AND NOT A party to a civil union
The GRANTOR, Mary Jo O'Hearn, a widow, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, Derek J. Peach, single, of 1715 Huntington Road, St. Charles, Illinois 60174 the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit - A -

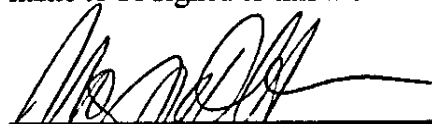
Property Address: 1636 77th Court, Elmwood Park, Illinois 60707

Permanent Index Number: 12-36-326-015-0000

Subject only to: general real estate taxes not due and payable at the time of Closing; 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 Real Estate.

HEREBY RELEASING ALL HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTORS, Mary Jo O'Hearn, a widow, has caused her name to be signed to this instrument, dated this 20 of May, 2016.



Mary Jo O'Hearn

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX

01-Jun-2016



COUNTY:	123.50
ILLINOIS:	247.00
TOTAL:	370.50

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BW16-27268
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Mary Jo O'Hearn, a widow**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20 day of May, 2016.



Hope Geldes
Notary Public

My commission expires: 7/20/18



Village of Elmwood Park
Real Estate Transfer Stamp

1235.00

THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes
Geldes Law, Ltd.
818 S. Kenilworth Ave.
Oak Park, Illinois 60304

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LEGAL DESCRIPTION:

THE SOUTH 27 FEET OF LOT 3 AND ALL OF LOT 4 (EXCEPT THE SOUTH 12 FEET) IN BLOCK 13 IN MILLS AND SONS 3RD ADDITION TO GREEN FIELDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/2 (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 1636 77th Court, Elmwood Park, IL 60707

Property of Cook County Clerk's Office