

# UNOFFICIAL COPY



Doc#: 0907245083 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/13/2009 02:49 PM Pg: 1 of 3

**RECORDATION REQUESTED BY:**

STEVEN L. BAERSON, ESQ.  
Williams & Baerson, LLC  
One North LaSalle Street  
Suite 1350  
Chicago, IL 60602

**WHEN RECORDED, MAIL TO:**

STEVEN L. BAERSON, ESQ.  
Williams & Baerson, LLC  
One North LaSalle Street  
Suite 1350  
Chicago, IL 60602

**SEND TAX NOTICES TO:**

Mr. & Mrs. William Joyce  
30 Equestrian Way  
Lemont, Illinois 60439

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**WARRANTY DEED**

THE GRANTOR, **MO JO REAL ESTATE, LLC**, an Illinois limited liability company, for and in consideration of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** unto **GRANTEES, WILLIAM JOYCE, JANET JOYCE, and BRYAN T. JOYCE**, of County of Cook and State of Illinois, not in Tenancy in Common, but in Joint Tenancy with rights of survivorship, all interests in the following described real estate in the **COUNTY OF COOK** and **STATE OF ILLINOIS**, to wit:

PARCEL 1: THE WESTERLY 21.35 FEET OF THE EASTERLY 58.71 FEET (AS MEASURED ALONG THE NORTHERLY LINE THEREOF) OF THE SOUTHERLY 65.00 FEET OF THE NORTHERLY 92.03 FEET (AS MEASURED ALONG THE EASTERLY LINE THEREOF) OF LOT 91 IN HUGUELET'S COLETTE HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

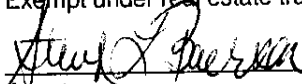
PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF COLETTE HIGHLANDS TOWNHOME ASSOCIATION RECORDED MARCH 2, 2005 AS DOCUMENT 0506139000 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Subject to: Real estate taxes for the year 2008 and subsequent years, easements, covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 27-17-407-003-0000 (affects underlying property)

Address of Real Estate: 10635 Dani Lane  
Orland Park, IL 60462

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

  
Agent Date: 3/12/09

# UNOFFICIAL COPY

WARRANTY DEED

Continued

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; public and utility easements which serve the premises; (e) public roads and highways, if any; and (f) party wall rights and agreements, if any.

DATED as of the 12<sup>th</sup> day of March, 2009

Mo Jo Real Estate, LLC, an Illinois limited liability company

By: William Joyce  
WILLIAM JOYCE, its manager

By: Janet Joyce  
JANET JOYCE, its manager

By: Bryan Joyce  
BRYAN JOYCE, its manager

By: Brenden Joyce  
BRENDEN JOYCE, its manager

STATE OF ILLINOIS    )  
  ) SS:  
COUNTY OF COOK     )

I, a Notary Public in and for Cook County, Illinois, do hereby certify that WILLIAM JOYCE, JANET JOYCE, BRYAN JOYCE, and BRENDEN JOYCE 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, as of the 12<sup>th</sup> day of March, 2009.

Steven L. Baerson  
Notary Public

Commission expires:



This instrument was prepared by STEVEN L. BAERSON, ESQ., Williams & Baerson, LLC, One North LaSalle Street, Suite 1350, Chicago, IL 60602.

# UNOFFICIAL COPY

## STATEMENT OF GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 12, 2009

Signature: *Steven L. Baerson*  
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 12<sup>th</sup> day of March, 2009.

Notary Public:

*Tracie W. McClinton*



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 12, 2009

Signature: *Steven L. Baerson*  
Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 12<sup>th</sup> day of March, 2009.

Notary Public:

*Tracie W. McClinton*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.