

WARRANTY DEED

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MAIL TO:

Fred Becker, Attorney at Law
136 Pulaski Road
Calumet City IL 60409



Doc#: 1325322055 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2013 12:19 PM Pg: 1 of 3

NAME AND ADDRESS OF
TAXPAYER:

Angela Helton
3046 East 195th Court
Lansing IL 60438

THE GRANTOR(S) Keith Sanders and Angela Sanders, husband and wife, of 3046 East 195th Court Lynwood, IL 60411 for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Angela Helton of 113 Chestnut Lane, Glenwood, ILLINOIS, ~~NOT AS JOINT TENANTS OR AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY~~, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

Lot 11 in Oakwood Terrace Subdivision, being a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 7, Township 35 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 33-07-211-007-0000

Property Address: 3046 E. 195th Court, Lansing, IL 60438

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$ (120% OF THE SHORT SALE PRICE) UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises 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.

DATED: August 30, 2013

Keith Sanders

(SEAL)
Angela Sanders

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STATE OF ILLINOIS)
County of COOK Will)

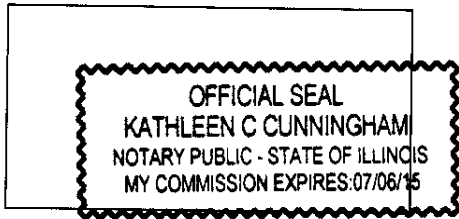
BPF

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Keith Sanders and Angela Sanders, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 30 day of August, 2013.

Kathleen C.

Notary Public



NAME AND ADDRESS OF PREPARER:

Kathleen Cunningham
19201 S. LaGrange Road
Suite 203
Mokena, IL 60448

COUNTY-ILLINOIS TRANSFER STAMPS

~~EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW~~

~~DATE:~~

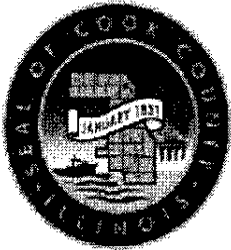
~~Buyer, Seller or Representative~~

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

09/09/2013



COOK	\$80.00
ILLINOIS:	\$160.00
TOTAL:	\$240.00

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