

# UNOFFICIAL COPY



Doc#: 1415626103 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/05/2014 03:39 PM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

FIRST AMERICAN TITLE  
ORDER # 2532072

THE GRANTOR Karan S. Payne, a widow, of the Village of Western Springs, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Ryan Phillips and Tammy Phillips, husband and wife of 1807 Roscoe, Chicago, Illinois, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* Shuk

SEE ATTACHED LEGAL DESCRIPTION



SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements, if any, provided they do interfere with the current use and enjoyment of the Real Estate; and General taxes for the year 2013 and subsequent years;

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

Permanent Real Estate Index Number(s): 18-07-420-033-0000  
Address(es) of Real Estate: 5440 Woodland Avenue, Western Springs, IL 60558

Dated this 23 day of May, 2014

Karan S. Payne  
Karan S. Payne

REAL ESTATE TRANSFER		05/27/2014
	COOK	\$175.00
	ILLINOIS:	\$350.00
	TOTAL:	\$525.00
18-07-420-033-0000   20140501605008   197JDN		

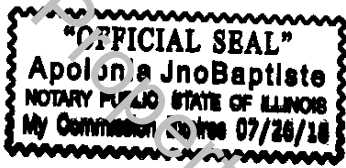
REC'D  
MAY 23 2014  
CLERK'S OFFICE

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STATE OF IL, COUNTY OF COOK ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Karan S. Payne, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 official seal, this 23 day of May, 20 14.



(Notary Public)

**Prepared by:**

Richard A. Duffin  
Duffin & Dore, LLC  
106 W. Burlington Ave.  
Second Floor  
LaGrange, Illinois 60525

**Mail to:**

Tammy + Ryan Phillips  
5440 Woodland Ave  
Western Springs, IL 60558

**Name and Address of Taxpayer:**

Tammy + Ryan Phillips  
5440 Woodland Ave  
Western Springs, IL 60558

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**LEGAL DESCRIPTION:**

THE PART OF LOT 6 LYING NORTH OF A LINE WHICH INTERSECTS THE EAST LINE OF LOT 6 AT A POINT 33.34 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 6 AND WHICH INTERSECTS THE WEST LINE OF LOT 7 AT A POINT 65.74 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7, AND LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT 6 TO A POINT ON THE EAST LINE OF LOT 6, 10 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 6 IN BLOCK 45 IN FOREST HILLS OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, A SUBDIVISION BY HENRY EINFELDT AND GEORGE L. BRUCKERT OF THE EAST HALF (1/2) OF SECTION 7 TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF BLOCKS 12, 13, 14 AND 15 IN "THE HIGHLANDS", BEING A SUBDIVISION OF THE NORTHWEST QUARTER (1/4) AND THE WEST 200 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST QUARTER (1/4) OF SECTION 7 TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (1/4) OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 18-07-420-033-0000

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