

# UNOFFICIAL COPY



WARRANTY DEED  
(FEE SIMPLE)

MAIL DEED TO:

Erika C. Norton  
15948 Woodlawn West  
South Holland, IL 60473

Doc#: 1419833074 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2014 12:52 PM Pg: 1 of 3

MAIL TAX BILL TO:  
(GRANTEE'S ADDRESS)

Michael J. Merritt, Jr.  
479 Joyce Court  
South Holland, IL 60473

1 of 3

52920044

FIDELITY NATIONAL TITLE

THE GRANTOR, **ALAN STRATTON**, of the Village of Frankfort, County of Will, State of Illinois, for and in consideration of **TEN AND NO/100THS (\$10.00) DOLLARS**, in hand paid, **CONVEYS and WARRANTS** to **MICHAEL J. MERRITT, JR.**, of the Village of Dottum, County of Cook, State of Illinois, in **FEE SIMPLE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 26 in Hoekstra's Second Addition to Durch Valley, being a subdivision of the Northeast 1/4 of Section 22, Township 36 North, Range 14, East of the third principal meridian, in Cook County, Illinois.

PIN: 29-22-200-105-0000

Commonly known as: 479 Joyce Court, South Holland, IL 60473

Subject to general real estate taxes not due and payable at time of closing; special assessments confirmed after contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; drainage ditches, feeders, laterals and drain tile, pipe or conduit, if any.

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

THIS IS NON-HOMESTEAD PROPERTY OF SELLER.

DATED: July 2, 2014

Alan W Stratton  
ALAN STRATTON

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF WILL )

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I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY **ALAN STRATTON**, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 2nd day of July, 2014.

My Commission expires

[Signature]  
NOTARY PUBLIC



# UNOFFICIAL COPY

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 02-Jul-2014



<b>COUNTY:</b>	69.50
<b>ILLINOIS:</b>	139.00
<b>TOTAL:</b>	208.50

29-22-200-105-0000 | 20140601604615 | 1-709-342-848

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

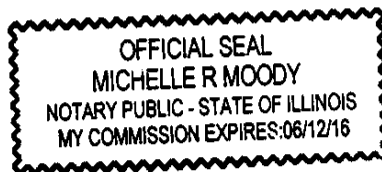
**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Alan Stratton**  
Mailing Address: **24029 S. 80<sup>th</sup> Ave., Frankfort, IL 60423**  
Telephone No.: **815.464.9662**  
Attorney or Agent: **John Rambu**  
Telephone No.: **815.577.8800**  
Fax No. **815.572.8810**  
Property Address: **479 Joyce Ct.**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-22-200-105-0000**  
Water Account Number: **0240031005**  
Date of Issuance: **7/2/2014**

State of Illinois )  
County of Cook )  
This instrument was acknowledged before  
me on July 2, 2014 by  
Michelle R Moody  
Michelle R Moody  
(Signature of Notary Public)  
(SEAL)

VILLAGE OF SOUTH HOLLAND  
By: Michael Vasovic 7/2/2014  
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.