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Doc#: 1426210097 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/19/2014 12:24 PM Pg: 1 of 2

WARRANTY DEED
ILLINOIS STATUTORY

The Grantors, RONALD L. JAMES and KATHERINE JAMES, husband and wife, of the Village of Flossmoor, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to DOROTHY M. KELLY of 7931 South Kedzie Avenue, City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situation in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 107 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN RESUBDIVISION OF LOTS 1 TO 8, BOH INCLUSIVE, OF SUBDIVISION OF THE SOUTH 300 FEET OF LOT 1 IN BLOCK 2 IN WELLS AND NELLEGAR'S SUBDIVISION OF THE NORTH 17 1/2 ACRES WEST OF THE ILLINOIS CENTRAL RAILROAD COMPANY, OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1972 KNOWN AS TRUST NUMBER 76407 RECORDED AS DOCUMENT 22628042 AND AMENDED BY DOCUMENT 22639249, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, any confirmed special tax or assessment, general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements.

Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 31-12-202-064-1005
Address of Real Estate: 1137 Leavitt, Unit 107, Flossmoor, Illinois 60422

Date this 21st day of August, 2014.

Ronald James

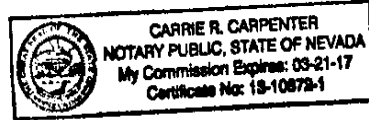
Katherine James

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STATE OF NEVADA)
)
COUNTY OF CLATSOP)

SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **RONALD L. JAMES** and **KATHERINE JAMES**, personally known to me to be the same persons and 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 official seal, this 21 day of August, 2014.

 (Notary Public)

Prepared By:
The Law Offices of Nichole C. Patton
P.O. Box 934
Matteson, Illinois 60443

Mail to:
Otis C. Wright & Associates, P.C.
Attorneys at Law
1 South Dearborn
21st Floor
Chicago, Illinois 60603

Name & Address of Taxpayer:
Dorothy M. Kelly
1137 Leavitt, Unit 107
Flossmoor, Illinois 60422

REAL ESTATE TRANSFER TAX		29-Aug-2014
	COUNTY:	25.00
	ILLINOIS:	50.00
TOTAL:		75.00
31-12-202-064-1005 20140801624823 0-503-249-024		