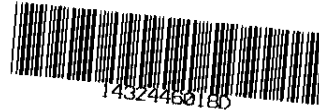


UNOFFICIAL COPY

WARRANTY DEED

(Individual to Individual)
(Illinois)



Doc#: 1432446018 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/20/2014 10:39 AM Pg: 1 of 3

THE GRANTOR, MARY RITA EVANS, widow not since remarried, of the Village of Lemont, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, convey and warrant to:

Mary Ann Babiar, Trustee of the Mary Ann Babiar Declaration of Trust dated July 28, 1999 or her successor(s) in Trust AND Jerry P. Babiar, Trustee of the Jerry P. Babiar Declaration of Trust dated July 28, 1999, or his successor(s) in Trust, each as to an undivided one-half interest, As Tenants By The Entirety, of 746 ~~South~~ Mason Drive, LaGrange, IL, 60525, in fee simple, the following described Real Estate situated in the County of COOK in the State of ILLINOIS, to wit:

See attached
PARCEL 1: THAT PART OF LOT 12 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY, BEING A RESUBDIVISION OF LOTS 118 THRU 144 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, FACT OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1996 AS DOCUMENT NUMBER 96873917, DESCRIBED AS FOLLOWS: COMMENCING AND BEGINNING AT THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 12; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12, 53.41 FEET; THENCE NORTH 31 DEGREES 30 MINUTES 55 SECONDS, EAST ALONG THE NORTHWEST LINE OF SAID LOT 12, 9.25 FEET; THENCE SOUTH 78 DEGREES 01 MINUTES 00 SECONDS EAST, ALONG A LINE THAT RUNS THROUGH THE CENTER OF A PARTY WALL 13127 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF LAHINCH DRIVE; THENCE SOUTHWEST ALONG SAID RIGHT OF WAY LINE BEING THE ARC OF CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 262.66 FEET. FOR AN ARC LENGTH OF 35.27 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, 124.41 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY RUFFLED FEATHERS PLAT OF SUBDIVISION AFORESAID.

FIDELITY NATIONAL TITLE 51016577
181

10			
10	EAL ESTATE TRANSFER TAX		10-Nov-2014
5		COUNTY:	142.50
		ILLINOIS:	285.00
		TOTAL:	427.50
22-34-103-042-0000 20141101642565 1-214-587-520			

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~~PARCEL 3. EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF
PARCEL 1 OVER OUTLOTS 23, 24 AND 25 IN RUFFLED FEATHERS GOLF CLUB
COMMUNITY AFORESAID.~~

And commonly known as 44 Lahinch Drive, Lemont, Cook, Illinois, 60439, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and subject to general Real Estate taxes for the years 2014 and beyond.

Permanent Real Estate Index Number 22-34-103-042-0000

DATED this 4 day of November, 2014

Mary Rita Evans
MARY RITA EVANS

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY RITA EVANS, 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 her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO before me
this 4 day of November, 2014.

Guy E. DiTuri
Notary Public



This instrument was prepared by: Guy DiTuri, 140 S. Dearborn, #700, Chicago, IL 60603

Mail to: ~~Tony Falson, 8520 N. Avenue, La Grange, IL 60525~~

Mail Future Tax Bills to: Jerry and Mary Ann Babiar, 44 Lahinch Drive, Lemont, IL 60439

UNOFFICIAL COPY**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272

FAX: (630) 574-1689

ORDER NUMBER: 2011 051016577 UCH
 STREET ADDRESS: 44 LAHINCH DRIVE

CITY: LEMONT COUNTY: COOK
 TAX NUMBER: 22-34-103-042-0000

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 12 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY, BEING A RESUBDIVISION OF LOTS 118 THRU 144 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1993 AS DOCUMENT NUMBER 96873917, DESCRIBED AS FOLLOWS: COMMENCING AND BEGINNING AT THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 12; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12, 53.41 FEET; THENCE NORTH 31 DEGREES 30 MINUTES 55 SECONDS, EAST ALONG THE NORTHWEST LINE OF SAID LOT 12, 9.25 FEET; THENCE SOUTH 78 DEGREES 01 MINUTES 00 SECONDS EAST, ALONG A LINE THAT RUNS THROUGH THE CENTER OF A PARTY WALL 132.27 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF LAHINCH DRIVE; THENCE SOUTHWEST ALONG SAID RIGHT OF WAY LINE BEING THE ARC OF CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 262.66 FEET. FOR AN ARC LENGTH OF 35.27 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, 124.41 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY RUFFLED FEATHERS PLAT OF SUBDIVISION AFORESAID.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS 23, 24 AND 25 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY AFORESAID.