

# WARRANTY DEED

UNOFFICIAL COPY

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068



Doc#: 1433750018 Fee: \$60.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/03/2014 07:37 AM Pg: 1 of 2

The Grantor, Michelle R. Fourte  
*divorced and not remarried*  
married, of the City of Riverdale,  
County of Cook, State of Illinois,  
for the consideration of TEN and  
00/100 Dollars (\$10.00), and  
other good and valuable  
considerations, the receipt and  
sufficiency of which is hereby  
acknowledged, CONVEYS and  
WARRANTS to;

14/13065  
1081

Charles Taylor and Willie Mae Taylor as Grantees, of the City of Chicago, County of Cook, State of Illinois, not as tenants in common,, not as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

[See attached legal description]

Permanent Real Estate Index Number: 29-04-404-046-0000  
Common Address: 14218 S. Wabash Avenue, Riverdale, IL 60827

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

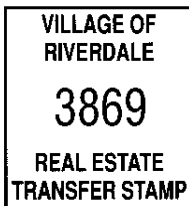
And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 14 day of Nov., 2014. *Grantor 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, Grantor is further prohibited from conveying the property for a sales price greater than \$30,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantor.*

By: Michelle R. Fourte  
Michelle R. Fourte

\*This is not homestead property as to the Grantor's spouse.

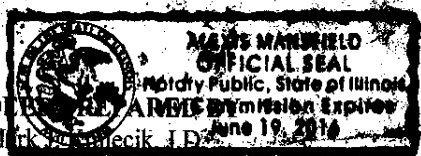
State of Illinois )  
 ) ss.  
County of Cook )



The undersigned, a notary public in and for the above county and state, certifies that Michelle R. Fourte known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as her free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 14 day of November, 2014.

[SEAL]



Mark J. Maciek, Notary Public, State of Illinois  
7922 S. Pulaski, Suite 101  
Chicago, IL 60652

deborah m. m...  
NOTARY PUBLIC

MAIL DEED TO:  
Anthony D. Higgins  
18027 Harwood Ave.  
Homewood, IL 60430

SEND TAX BILL TO:  
Charles and Willie Taylor  
931 W. Arquilla Dr.  
Apt 334  
Glenwood, IL 60425

# UNOFFICIAL COPY

## Legal Description:

LOT 10 AND THE NORTH 7 AND 1/2 FEET OF LOT 11 IN BLOCK 56 IN IVANHOE UNIT NO. 3 BEING BRANIGAR BROTHERS SUBDIVISION OF PARTS OF THE NORTH HALF OF THE SOUTH EAST QUARTER AND THE NORTH HALF OF THE SOUTH WEST QUARTER AND THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE. THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AUGUST 27, 1925 AS DOCUMENT NO. 9017478, IN COOK COUNTY, ILLINOIS.

Property Index Number: 29-04-404-046-0000

Property Address:  
14218 S. Wabash Avenue  
Riverdale, IL 60827

