

1026551A

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WARRANTY DEED



Doc#: 1500729038 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2015 11:48 AM Pg: 1 of 3

THE GRANTORS, Angela N. Brooks, k/n/a Angela N. Brooks-Rallins married to Steven Rallins Jr. of 9930 157th Pl, NE, Redmond, WA 98052 for and in consideration of \$10.00 dollars in hand paid, CONVEY AND WARRANT to **Stephanie Brasher** of 9739 S. Charles Apt 3B, Chicago, IL 60643 all interests in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* C, BPF

=for Recorder's Use=

** An Unmarried Woman, BPF

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General Taxes for 2014 and subsequent years and covenants, conditions, easements and restrictions of record.

Permanent Index Number (PIN): 31-12-202-055-0000

Address of Property: 2625 Hawthorne Lane, Unit E, Flossmoor, IL 60422

Dated This 22 Day of December, 2014.

Angela N. Brooks-Rallins

Angela N. Brooks k/n/a Angela N. Brooks-Rallins

Steven Rallins Jr.

Steven Rallins Jr.

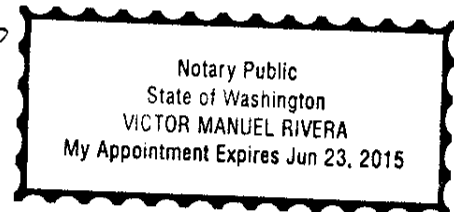
State of WASHINGTON, County of KING ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Angela N. Brooks k/n/a Angela N. Brooks-Rallins and Steven Rallins Jr. 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 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 22 Day of December, 2014.

Commission expires: JUNE 23 2015

[Signature]
Notary Public



Prepared by: L. Popovic, Caputo & Popovic, 739 S. Western, Chicago, Illinois 60612

Send Tax Bill to: Stephanie Brasher - 2625 Hawthorne Lane
Unit E, Flossmoor, IL 60422

Mail to →

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EXHIBIT A

PARCEL ONE:

The East Half of the North 28.74 feet of the South 186.69 feet of Lot 2, in the Resubdivision of Lots 1 through 8, inclusive, in the subdivision of the South 300 feet of Lot 1 of Block 2 of Wells and Nellegars Subdivision of the North 17-1/2 acres West of the Illinois Central Railroad of the Northeast Quarter of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; also

PARCEL TWO:

That part of the South 33.5 feet of Lot 2, described as follows: Beginning at a point in South Line of Lot 2, 94.76 feet West of Southeast corner thereof; thence West 11.31 feet more or less to a point 43.93 feet East of Southwest corner of said Lot 2; thence Northeasterly along a straight line to a point 77.43 feet East of the West line of Lot 2, as measured along a line 33.5 feet North of and parallel to South line of Lot 2; thence East along the last of and parallel to South line of Lot 2; thence East along the last described line 11.31 feet more or less, to a point 61.26 feet West of East line of said Lot 2; thence Southwesterly along a straight line to a point of beginnings; also

PARCEL THREE:

Easements as set forth in Declaration of Easements and by Flossmoor Gardens, Inc., a Corporation of Illinois dated March 29, 1958 and recorded March 31, 1958 as Document number 17168299 and as amended and re-recorded March 31, 1958 as Document number 17200811 and as modified by Agreement dated May 29, 1958 recorded June 11, 1958 as Document number 17231395 by Deed from Flossmoor Gardens, Inc., a Corporation of Illinois, Trustee under Trust and Savings Bank, a Corporation of Illinois, Trustee under Trust Agreement dated June 7, 1950 as Trust Number 5719 and recorded as Document 17956471; together with the tenements and appurtenances thereunto belonging.

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM 12/31/2014. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN 120% OF SHORT SALE PRICE UNTIL 90 DAYS FROM 12/31/2014. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

07-Jan-2015



COUNTY:	45.00
ILLINOIS:	90.00
TOTAL:	135.00

31-12-202-055-0000 | 20141201654652 | 1-098-578-560