

5019

UNOFFICIAL COPY

WARRANTY DEED

BT 15-00199

THE GRANTORS, ROBERT C. WAGNER, married to Emily Wagner, of 1240 Evergreen Ave Des Plaines, IL 60016 in consideration of ten (\$10.00)---DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **JAMES CHO AND SUSAN CHANG**, husband and wife, not as Tenants in Common nor as Joint Tenants, but as Tenants by the Entireties, of 4033 John S. Raboteau Wynd Raleigh, NC 27612 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



15090170210

Doc#: 1509017021 Fee: \$40.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 03/31/2015 01:22 PM Pg: 1 of 2

[SEE ATTACHED LEGAL DESCRIPTION]

SUBJECT ONLY TO THE FOLLOWING, IF ANY: general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, not as Tenants in Common, or as Joint Tenants but as Tenants by the Entireties, Forever

Permanent Real Estate Index Number(s): 09-17-212-043-0000

Address of Real Estate: 1240 EVERGREEN AVE DES PLAINES, IL 60016

Dated this 20th day of March, 2015

 ROBERT WAGNER

 EMILY WAGNER



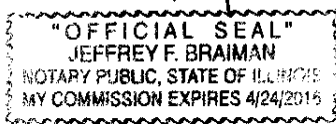
REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
 NO. 55898

1240 EVERGREEN
 CITY OF DES PLAINES

State of Illinois County Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **ROBERT WAGNER AND EMILY WAGNER**, are personally known to me to be the same person(s) whose name(s) 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 20th day of March, 2015.

 NOTARY PUBLIC



This instrument was prepared by: Jeffrey S. Braiman, 4256 N. Arlington Hts. Rd., Ste 202 Arl. Hts, IL 60004

Mail to:
 Hal Stinespring
 Attorney at Law
 910 E. Oak St
 Lake in the Hills, IL 60102

Send Subsequent Tax Bills to:
 James Cho and Susan Chang
 1240 Evergreen Ave
 Des Plaines, IL 60018

REAL ESTATE TRANSFER TAX 26-Mar-2015



COUNTY:	127.50
ILLINOIS:	255.00
TOTAL:	382.50

09-17-212-043-0000 | 20150201663744 | 1-409-231-232

S y
 P 2
 S N
 M N
 SC y
 E y
 INT dy

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THE NORTH 20.14 FEET OF THE SOUTH 43.74 FEET OF LOT 14 IN LEXINGTON PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 ALL IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 2008 AS DOCUMENT NUMBER 0809116062, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR LEXINGTON PARK TOWNHOMES DATED JUNE 26, 2005 AND RECORDED OCTOBER 3, 2008 AS DOCUMENT NUMBER 0827733128.

Permanent Index Number(s): 09-17-212-042-0000

For informational purposes only, the subject parcel is commonly known as:

1240 Evergreen Avenue, Des Plaines, IL 60016

TITLE RESOURCES GUARANTY COMPANY

Burnet Title | 1301 W. 22nd St., Suite 510 | Oak Brook, IL 60523