

UNOFFICIAL COPY



Doc#: 1527422069 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/01/2015 01:40 PM Pg: 1 of 4

This instrument was prepared by:

W. Marshall Snow
Attorney at Law
610 East Roosevelt Road, Suite 100
Wheaton IL 60187

TSI File Number 212472

WARRANTY DEED

THE GRANTOR, **YOLANDA A. CROSBY, DIVORCED AND NOT SINCE REMARRIED**, of the City of Chicago, County of Cook, and State of Illinois, **KIM C. WALKER, A MARRIED WOMAN**, of the Village of Lynwood, County of Cook and State of Illinois, **AND NICOLE REED, A MARRIED WOMAN**, of the City of Chicago, County of Cook, and State of Illinois, **HEIRS OF YVONNE REED, DECEASED**, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and no hundredths dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** unto **NICOLE REED, A MARRIED WOMAN**, of the City of Chicago, County of Cook, and State of Illinois, **CHRISTEN TAYLOR FOLEY, AN UNMARRIED WOMAN**, of the City of Chicago, County of Cook, and State of Illinois, and **KIM C. WALKER, A MARRIED WOMAN**, of the Village of Lynwood, County of Cook, and State of Illinois, as tenants in common, GRANTEES, the following described real estate situated in the City of Chicago, County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

Subject to the following permitted exceptions, if any: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the 2nd Installment 2014, 2015 and subsequent years.

TO HAVE AND TO HOLD said real estate unto said Grantees, and to proper use, benefit and behoof of said Grantees, *FOREVER*.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Continued...

Box 430

City of Chicago
Dept. of Finance
695265



Real Estate
Transfer
Stamp
\$195.00

Batch 10,601,106

10/1/2015 13:14
6620

City of Chicago
Dept. of Finance
695264



Real Estate
Transfer
Stamp
\$487.50

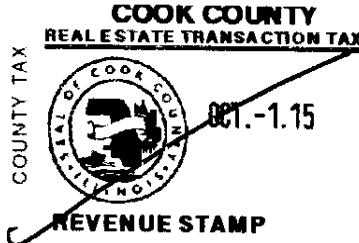
Batch 10,601,106

10/1/2015 13:14
6620

CORD REVIEWER

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Warranty Deed - continued...



REAL ESTATE TRANSFER TAX
0003250
FP 103042

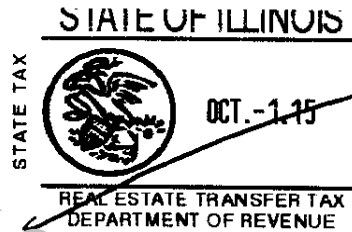
0000025280

DATED this 26th day of Aug., 2015.

[Signature] (SEAL)
YOLANDA A. CROSBY

[Signature] (SEAL)
KIM C. WALKER

[Signature] (SEAL)
NICOLE REED



REAL ESTATE TRANSFER TAX
0006500
FP 103037

0000026331

State of Illinois }
County of Cook } SS.

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that **YOLANDA A. CROSBY, DIVORCED AND NOT SINCE REMARRIED**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she 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.

Given under my hand and official seal this 26th day of Aug., 2015.

[Signature]
Notary Public

Continued...



UNOFFICIAL COPY

Warranty Deed - continued...

State of Illinois }
County of Cook } SS.

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that **KIM C. WALKER, A MARRIED WOMAN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she 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.

Given under my hand and official seal this 26th day of Aug., 2015.

K'Sharmel J Brown



State of Illinois }
County of Cook } SS.

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that **NICOLE REED, A MARRIED WOMAN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she 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.

Given under my hand and official seal this 26th day of Aug., 2015.

K'Sharmel J Brown

Notary Public



After recording return to:

Title Services, Inc.
610 E. Roosevelt Road
Wheaton, IL 60187

Send Subsequent Tax bills to:

Nicole Reed
10054 South Bensley Avenue
Chicago, IL 60617

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EXHIBIT A

Legal Description

LOTS 18 AND 19 IN BLOCK 22 IN CALUMET TRUST'S SUBDIVISION NO. 2 OF BLOCKS 158, 159, 160, 161, 170, 171, 172, AND 173 IN SOUTH CHICAGO SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK CO. OF THE FRACTIONAL SOUTH HALF OF FRACTIONAL SECTION 7, LYING NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE ROCK ISLAND AND CHICAGO BRANCH RAILROAD, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE EAST FRACTIONAL HALF OF THE FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 12, LYING NORTH OF THE INDIAN BOUNDARY LINE, AND THE EAST 662 1/10 FEET OF FRACTIONAL SECTION 13, LYING NORTH OF THE INDIAN BOUNDARY LINE, AND THE NORTH FRACTIONAL HALF, AND THE NORTH FRACTIONAL HALF OF THE FRACTIONAL SOUTH HALF, AND THE SOUTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 12, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NO. 26-07-148-074-0000, Vol. 297

COMMON ADDRESS: 10054 SOUTH BENSLEY AVENUE, CHICAGO, IL 60617