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Doc#: 1528104002 Fee: \$40.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2015 08:27 AM Pg: 1 of 2

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PREPARED BY:

Michael T. Huguelet, P.C.
10749 Winterset Drive
Orland Park, IL 60467

MAIL TAX BILL TO:

Scott VanWagner, Sr.
16420 Francis Ct.
Orland Park, Illinois 60467

MAIL RECORDED DEED TO:

Therese O'Brien, Esc.
15020 S. Ravinia Ave., Ste. 20
Orland Park, IL 60462

WARRANTY DEED

3/4

THE GRANTORS, JAMES R. TISCHLER AND VICKI S. SEYS, AS TRUSTEES OF THE JAMES R. TISCHLER AND VICKI S. SEYS JOINT TENANCY TRUST DATED JULY 8, 2014, of the Village of Orland Park, County of Cook, State of Illinois for and in consideration of TEN and NO/100's DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to SCOTT VANWAGNER, A MARRIED MAN, AS GRANTEE, of 13509 S. Elm, Orland Park, Illinois 60462, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*C.

See Legal Description Attached

hereby releasing and waiving all rights and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

DATED this 15 day September, 2015.

JAMES R. TISCHLER AND VICKI S. SEYS, AS TRUSTEES OF THE JAMES R. TISCHLER AND VICKI S. SEYS JOINT TENANCY TRUST DATED JULY 8, 2014

By: James R. Tischler [Seal]
JAMES R. TISCHLER, TRUSTEE

By: Vicki S. Seys [Seal]
VICKI S. SEYS, TRUSTEE

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Drive, STE 2400
Chicago, IL 60606-4650
Attn: Search Department

State of Kentucky)
County of McCracken) SS:

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that JAMES R. TISCHLER AND VICKI S. SEYS, 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 15th day of September, 2015.

Laura A Kelley Reno #486018

Commission expires: 4/2/2017

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LEGAL DESCRIPTION

Parcel 1:

That part of Lot 3 in Alpine Heights Townhomes P.U.D., North, being a Subdivision of Lots 1 through 48 in Block 9 and all that part of the vacated streets and alleys lying adjacent to and adjoining said lots all in Alpine Heights, being a Subdivision in Section 20, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Northeast corner of Lot 3; thence South 00 degrees 00 minutes 02 seconds West, a distance of 44.68 feet; thence North 89 degrees 59 minutes 58 seconds West, a distance of 20.00 feet to a point of beginning; thence South 00 degrees 00 minutes 02 seconds West, a distance of 30.00 feet; thence North 89 degrees 59 minutes 58 seconds West, a distance of 75.00 feet; thence North 00 degrees 00 minutes 02 seconds East, a distance of 30.00 feet; thence South 89 degrees 59 minutes 58 seconds East, a distance of 75.00 feet to the point of beginning.

Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Easements and Restrictions for Alpine Heights Townhomes Homeowners Association recorded October 7, 1994 as Document 94870643 as amended for Ingress and Egress, in Cook County, Illinois.

PIN: 27-20-302-088-0000

C/K/A: 16420 Francis Court, Orland Park, IL 60467

REAL ESTATE TRANSFER TAX

30-Sep-2015



COUNTY:	88.00
ILLINOIS:	176.00
TOTAL:	264.00

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