

UNOFFICIAL COPY

WARRANTY DEED STATUTORY (Illinois)

Doc#: 1528908194 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2015 11:02 AM Pg: 1 of 3

Mail to:

Dec ID 20150901625486
ST/CO Stamp 2-033-205-312 ST Tax \$200.00 CO Tax \$100.00

**THOMAS KEVIN
302 FELDNER COURT
PALOS HEIGHTS, IL. 60463**

Name and Address of
Taxpayer:

**THOMAS KEVIN
302 FELDNER COURT
PALOS HEIGHTS, IL 60463**

THE GRANTOR(S), **KELSEY ELIZABETH KEVIN**, a single person of 302 Feldner Court, Palos Heights, Illinois 60463 in consideration of TEN AND NO/00 DOLLARS, and other good and valuable consideration in hand paid CONVEY(S) and WARRANT(S) to **THOMAS KEVIN** of 600 Grant Street, Pittsburg, PA 15219 TO HAVE AND TO HOLD forever the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See attached Exhibit A, Legal Description

COMMONLY KNOWN AS: 302 FELDNER COURT, PALOS HEIGHTS, IL. 60463
PERMANENT INDEX NO: 24-31-201-068-0000

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

Subject to covenants, conditions and restrictions of record and real estate taxes for the years 2015 and subsequent years

DATED this 11 day of September, 2015

Kelsey Elizabeth Kevin (SEAL)
KELSEY ELIZABETH KEVIN

THIS INSTRUMENT WAS PREPARED BY: JOHN M. MORRONE, Attorney at Law
12820 South Ridgeland Av., Unit C, Palos Heights, IL 60463

10/16/15 SSA 33784 29 H-H Chicago Title H-H

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STATE OF ILLINOIS

)
)SS:

COUNTY OF COOK
)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that KELSEY ELIZABETH KEVIN is personally known to me to 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 11 day of Sept, 2015

Dianne L Kelly

Commission expires: 10/12/17

IMPRESS SEAL HERE:



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 15SA3378429HH

For APN/Parcel ID(s): 24-31-201-068

PARCEL 1: THAT PART OF LOT 3 IN THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE NORTH 671.53 FEET (EXCEPT THE EAST 900 FEET THEREOF AND EXCEPT THE WEST 165 FEET OF THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 3, 26.59 FEET; THENCE SOUTH 0 DEGREES 24 MINUTES 43 SECONDS EAST 23.27 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 17 SECONDS WEST 66.56 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 0 DEGREES 24 MINUTES 43 SECONDS EAST, ALONG SAID EXTENSION, 6.26 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 24 MINUTES 43 SECONDS EAST, ALONG SAID EXTENSION AND CENTER LINE, 39.04 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 35 MINUTES 17 SECONDS WEST, ALONG SAID CENTER LINE AND THE WESTERLY EXTENSION THEREOF, 66.72 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 43 SECONDS WEST 39.04 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 17 SECONDS EAST 66.72 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS, RECORDED JULY 1, 1994 AS DOCUMENT NO. 94578976, AS AMENDED AND SUPPLEMENTED, AND BY DEED RECORDED JUNE 7, 1995 AS DOCUMENT NO. 95369133, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Clerk's Office