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Doc#: 1530310066 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2015 02:32 PM Pg: 1 of 2

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PREPARED BY:
Robert J. Huguelet, Jr.
10749 Winterset Drive
Orland Park, IL 60467

MAIL TAX BILL TO:
Margaret A. McCann
304 Feldner Court
Palos Heights, Illinois 60463

MAIL RECORDED DEED TO:
Thomas Toolis, Esq.
10075 West Lincoln Highway
Frankfort, IL 60423

WARRANTY DEED

THE GRANTOR, ELAINE T. RANDOLPH, AS TRUSTEE OF THE ELAINE T. RANDOLPH TRUST AGREEMENT DATED APRIL 27, 2010, of the Village of Palos Heights, 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, CONVEYS and WARRANTS to MARGARET A. MCCANN, individually, AS GRANTEE, of 4855 W. 137th St., Crestwood, Illinois 60422, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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 21st day October, 2015.

Attorneys' Title Guaranty Fund, Inc.
18 West Loop West, STE 2400
Chicago, IL 60606-4650
Attn: Search Department

ELAINE T. RANDOLPH TRUST AGREEMENT
DATED APRIL 27, 2010

By: Elaine T. Randolph [Seal]
Elaine T. Randolph, As Trustee

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 ELAINE T. RANDOLPH, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 21 day of October, 2015.

Commission expires:

Lisa M. Huguelet
NOTARY PUBLIC

SPS
INTL

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LEGAL DESCRIPTION

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, 68.57 FEET TO A POINT OF BEGINNING, SAID POINT LYING ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 35 MINUTES 17 SECONDS WEST ALONG SAID EXTENSION AND CENTER LINE, 66.56 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 0 DEGREES 24 MINUTES 43 SECONDS EAST ALONG SAID CENTER LINE AND THE SOUTHERLY EXTENSION THEREOF, 38.91 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 17 SECONDS EAST, 66.56 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 43 SECONDS EAST, 38.91 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, AND BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1098688 TO MICHAEL E. RANDOLPH AND ELAINE T. RANDOLPH, HIS WIFE, RECORDED OCTOBER 3, 1994 AS DOCUMENT NO. 94853915, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PIN: 24-31-201-070-0000

COMMON ADDRESS: 304 FELDNER COURT, PALOS HEIGHTS, IL 60463

REAL ESTATE TRANSFER TAX		27-Oct-2015
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50
24-31-201-070-0000 20151001634552 2-001-236-032		

Cook County Clerk's Office