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FIRST AMERICAN TITLE
FILE # 26929173
1063



Doc#: 1600701044 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2016 12:00 PM Pg: 1 of 3



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR, JAMES M. MARION, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MADONNA WALSH, of London, England, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property, General real estate taxes not due and payable at the time of closing,

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

Permanent Real Estate Index Number: 18-04-109-011-0000 Vol. 0076
Address of Real Estate: 54 North Ashland Avenue, La Grange, Illinois 60525

Dated this 1st day of December, 20 15

JAMES M. MARION

REAL ESTATE TRANSFER TAX		04-Jan-2016
COUNTY:	ILLINOIS:	285.00
	TOTAL:	570.00
		855.00

18-04-109-011-0000 | 20160101657100 | 2-045-201-472

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JAMES M. MARION, 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 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 1st day of December, 20 15.



Denise A. Dowling (Notary Public)

Prepared by:
Terry Freeman
Law Offices of Terrence J. Freeman, P.C.
1250 South Grove Avenue, Suite 200
Barrington, IL 60010

Mail to:



Name and Address of Taxpayer:

Madonna Walsh
54 North Ashland Avenue
La Grange, IL 60525

PROPERTY of Cook County Clerk's Office

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LOT 3 IN BLOCK 14 IN COSSITT'S FIRST ADDITION TO LA GRANGE SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CHICAGO, BURLINGTON AND QUINCY RAILROAD AND SOUTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS.

54 North Ashland Avenue
La Grange, IL 60525

Property of Cook County Clerk's Office