

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1602646092 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/26/2016 03:13 PM Pg: 1 of 3

THE GRANTORS Richard E. Larson, single, of the Village of Midlothian, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(S) to Nicholas Brannigan and Tracy Brannigan, husband and wife ~~as Tenants by the Entirety~~ of 12173 70<sup>th</sup> Court, Palos Heights, IL the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\*JOINT TENANTS

SEE ATTACHED EXHIBIT A

**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.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sale price greater than \$78,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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: 28-11-314-073-0000

Address of Real Estate: 14950 S. Avers Avenue, Midlothian, IL 60445

Dated this 16th day of December, 2015

FIDELITY NATIONAL TITLE DC15026109  
Polickey  
163

(3)

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*Richard E. Larson*

Richard E. Larson

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard E. Larson, personally known to me to be the same person whose names are 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 16<sup>th</sup> day of December, 2015

*Mary E. Whiteford* (Notary Public)



**Prepared By:** Thomas J. Scannell  
9901 South Western Avenue  
Chicago, Illinois 60643

**Mail To:**  
Tina Zekich  
Law Office of Tina M. Zekich  
15255 94<sup>th</sup> Avenue, Suite 500  
Orland Park, IL 60462

**REAL ESTATE TRANSFER TAX**

12-Jan-2016



COUNTY: 32.50  
ILLINOIS: 65.00  
TOTAL: 97.50

28-11-314-073-0000 | 20150901625092 | 0-054-320-192

**Name & Address of Taxpayer:**

Nicholas & Tracy Brannigan  
14950 S. Avers  
Midlothian, IL 60445  
*12123 S. 70<sup>th</sup> Ct  
Palos Heights IL  
60463*



**VILLAGE OF  
MIDLOTHIAN**  
Real Estate Payment Stamp  
2926

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## EXHIBIT A

LOT THIRTEEN (13) AND THE NORTH HALF (1/2) OF LOT FOURTEEN (14) IN BLOK 4 IN ROBERTSON'S CRAWFORD AVENUE ADDITION TO MIDLOTHIANS A SUBDIVISION OF THE WEST 660 FEET OF THE EAST 2013 FEET OF THE SOUTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office