

UNOFFICIAL COPY

WARRANTY DEED

USI

19403430

THE GRANTOR



Doc#: 1615946079 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/07/2016 02:55 PM Pg: 1 of 2

(The space above for Recorder's use only)

John J. McManen, divorced and not since remarried of the Village of Tinley Park, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Jose A. Oliva in the following described Real Estate situated in Cook County, Illinois, commonly known as 15934 Blackwater Court, Tinley Park, IL 60477, legally described as:

PARCEL 1: THE SOUTHWESTERLY 21.01 FEET OF THE NORTHEASTERLY 68.39 FEET (AS MEASURED ALONG THE NORTHWESTERLY LINE THEREOF AND PARALLEL WITH THE MOST NORTHERLY OF THE EASTERLY LINES THEREOF) OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL" BEING THAT PART OF LOT 8 IN ASHFORD MANOR WEST PHASE III, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 8 DEGREES 11 MINUTES 50 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 8 FOR A DISTANCE OF 86.01 FEET, TO THE POINT OF BEGINNING OF SAID "BUILDING PARCEL"; THENCE CONTINUING SOUTH 8 DEGREES 11 MINUTES 50 SECONDS EAST ALONG THE AFORESAID EASTERLY LINE OF SAID LOT 8 FOR A DISTANCE OF 3.91 FEET; THENCE SOUTH 59 DEGREES 04 MINUTES 23 SECONDS WEST 91.41 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 8 AT A POINT ON SAID SOUTHWESTERLY LINE 57.46 FEET NORTHWESTERLY OF THE MOST SOUTHERLY CORNER OF SAID LOT 8; THENCE NORTH 56 DEGREES 50 MINUTES 13 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF SAID LOT 8 FOR A DISTANCE OF 4.35 FEET; THENCE NORTH 30 DEGREES 54 MINUTES 37 SECONDS WEST 59.05 FEET; THENCE NORTH 59 DEGREES 02 MINUTES 41 SECONDS EAST 94.79 FEET; THENCE SOUTH 30 DEGREES 56 MINUTES 18 SECONDS EAST 59.40 FEET, TO THE AFORESAID POINT OF BEGINNING OF THE "BUILDING PARCEL", IN COOK COUNTY, ILLINOIS.

PARCEL 2 : EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHFORD MANOR WEST III TOWNHOMES RECORDED AUGUST 31, 1995 AS DOCUMENT 95580519 AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		02-Jun-2016
COUNTY:		85.00
ILLINOIS:		170.00
TOTAL:		255.00

27-24-110-101-0000 | 20160501608319 | 0-250-411-328

UNOFFICIAL COPY

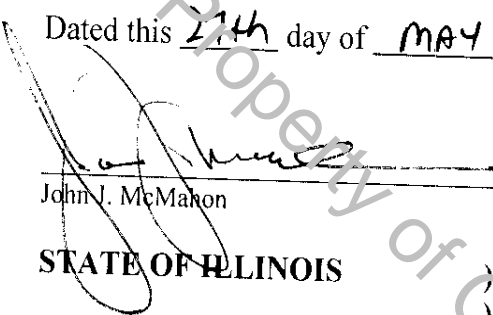
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2015 and subsequent years.

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

Permanent Index Number (PIN): 27-24-110-101-0000

Address(es) of Real Estate: 15934 Blackwater Court, Tinley Park, IL 60477

Dated this 27th day of MAY, 2016


John J. McMahon

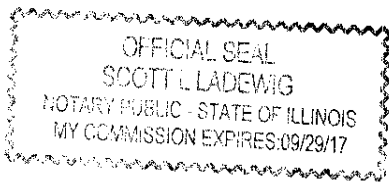
(SEAL)

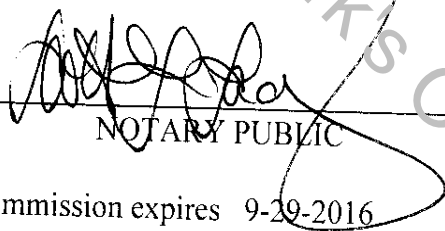
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John J. McMahon personally known to me to be the same person whose name subscribed in 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 27th day of MAY, 2016.




NOTARY PUBLIC
Commission expires 9-29-2016

This instrument was prepared by: Scott L. Ladewig, Attorney at Law, 5600 West 127th Street, Crestwood, IL 60445

MAIL TO:

Jose A. Oliva
15934 Blackwater Court
Tinley Park, IL 60477

Michael Conway
9991 191st
Mokena IL 60448

SEND SUBSEQUENT TAX BILLS TO:

Jose A. Oliva
15934 Blackwater Court
Tinley Park, IL 60477