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Doc#: 1621804037 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/05/2016 11:26 AM Pg: 1 of 3

WARRANTY DEED

Illinois

Above space for recorder's use only

THE GRANTORS, JAMES COURTNEY LIPSETT AND ANJANETTE LIPSETT, husband and wife, of 14420 Long Ave., Midlothian IL 60445,

FOR AND IN CONSIDERATION OF Ten Dollars and other good and valuable consideration in hand paid,

CONVEY AND WARRANT TO ROBERT GOFFIN, of 16121 Hamlin Ave., Markham IL 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 for legal description
and commonly known as 5256 ~~E~~ 170th St., Oak Forest IL 60452

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

SUBJECT TO: General real estate taxes for 2015/2016 and subsequent years, building lines and easements, restrictions, covenants, and conditions of record, if any.

Permanent index number: 28-28-107-002-0000.

Dated this 19th day of June, 2016.

James Courtney Lipsett

Anjanette Lipsett

S Y
P 3
S N
SC Y
INT Y

REAL ESTATE TRANSFER TAX

28-Jun-2016



COUNTY: 116.25
ILLINOIS: 232.50
TOTAL: 348.75

28-28-107-002-0000 | 20160601624386 | 1-371-376-960

BOX 334 CT1

16218040370

Chicago Title

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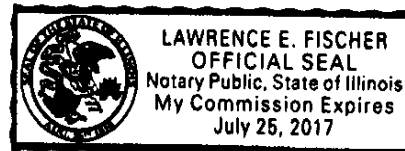
STATE OF ILLINOIS) ss
COUNTY OF Lake)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT James Courtney Lipsett and Anjanette Lipsett, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Notary Public

My commission expires: 7/25/2017



This instrument was prepared by:

Lawrence Fischer
400 Lake Cook Rd., Suite 112
Deerfield, IL 60015

Send subsequent tax bills to:

Robert Goffin
5256 W. 170th St.
Oak Forest, IL 60452

Recorder - mail recorded document to:

John Jurus
15340 Central Ave.
Oak Forest, IL 60452

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EXHIBIT A

LOT 21 IN BOVMAN ESTATES SUBDIVISION, BEING A RESUBDIVISION OF LOTS 11 TO 14, INCLUSIVE, IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S SOUTHTOWN FARMS UNIT NO. 6, BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE HERETOFORE VACATED 40 FOOT WIDE LARAMIE AVENUE (LYING SOUTH OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 11 AND LYING NORTH OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 14) AS HERETOFORE DEDICATED IN ARTHUR T. MCINTOSH AND COMPANY'S SOUTHTOWN FARMS UNIT NO. 6 SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

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