

UNOFFICIAL COPY



WARRANTY DEED
Illinois Statutory

Doc#: 1622355093 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2016 10:48 AM Pg: 1 of 3

mail to
bf2
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT16-31470

THE GRANTOR, Damien Trimuel, married to Jamila Makini Trimuel, for and in consideration of TEN DOLLARS, and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE:

Cynthia McCants,

in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 31-11-221-065-0000

Property Address: 1436 William Street, Flossmoor, Illinois, 60422

SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for the 2nd installment of 2015 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Illinois Homestead Exemption Laws of the State of Illinois.

Dated this 27th day of June, 2016.

Damien Trimuel

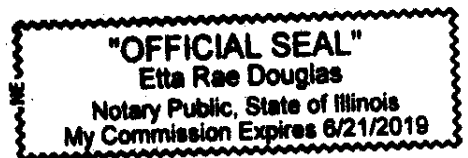
Jamila Makini Trimuel, for purposes of
waiving homestead rights only

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 Damien Trimuel and Jamila Makini Trimuel 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 s/he signed, sealed and delivered said instrument as a 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 notary seal, this 27th day of June, 2016.

Notary Public



UNOFFICIAL COPY**LEGAL DESCRIPTION:**

PARCEL 1: THAT PART OF LOT 3 IN CHESTNUT HILLS UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED OCTOBER 9, 1991 AS DOCUMENT NUMBER LR4001008, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 04 MINUTES 15 SECONDS WEST ON THE WEST LINE OF SAID LOT 3, A DISTANCE OF 99.78 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 0 DEGREES 04 MINUTES 15 SECONDS WEST ON THE WEST LINE OF SAID LOT 3; A DISTANCE OF 27.06 FEET TO A POINT ON THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION THEREOF; THENCE NORTH 82 DEGREES 34 MINUTES 20 SECONDS EAST ON THE SAID CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY AND EASTERLY EXTENSIONS, A DISTANCE OF 129.99 FEET TO A POINT 15.00 FEET WESTERLY ON THE EAST LOT LINE OF SAID LOT 3, AS MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 7 DEGREES 36 MINUTES 13 SECONDS WEST ON THE CENTER LINE OF AN EXISTING WALL AND ITS EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 133.54 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 1 FILED OCTOBER 1, 1975 AS DOCUMENT LR 2832429 AND AS SHOWN ON THE PLAT OF CHESTNUT HILL UNIT NUMBER 2 FILED MAY 16, 1980 AS DOCUMENT LR3161201 AND AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 3 FILED OCTOBER 4, 1991 AS DOCUMENT LR4001008 AND AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CHESTNUT HILL HOMEOWNERS ASSOCIATION FILED FEBRUARY 17, 1989 AS DOCUMENT LR3774133 AND AS AMENDED AND AS CREATED BY DEED RECORDED OCTOBER 18, 1993 AS DOCUMENT NUMBER 93834520 FOR INGRESS AND EGRESS OVER THE WEST 15 FEET OF LOT 5 IN CHESTNUT HILLS UNIT NO. 3, AFORESAID IN COOK COUNTY, ILLINOIS.

MAIL BEED TO:

Cynthia McCants
1436 Williams St
Flossmoor Il
60422

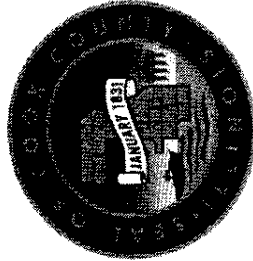
MAIL TAX BILLS TO:

Cynthia McCants
1436 Williams St
Flossmoor Il 60422

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REAL ESTATE TRANSFER TAX

20-Jul-2016



COUNTY:

81.50

ILLINOIS:

163.00

TOTAL:

244.50

31-11-221-065-0000

20160701633066

1-079-115-072

Property of Cook County Clerk's Office