

# UNOFFICIAL COPY



Doc#: 1623942056 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/26/2016 11:26 AM Pg: 1 of 4

**PREPARED BY:**

Mary E. Faupel  
Faupel Law Offices, Ltd.  
117 W. Center St., Ste 103  
PO Box 53  
Eureka, IL 61530

**MAIL TAX BILL TO:**

Kathleen F. Crotty  
13733 Tall Grass Trail  
Orland Park, IL 60462

**MAIL RECORDED DEED TO:**

Mary E. Faupel  
Faupel Law Offices, Ltd.  
117 W. Center St., Ste 103  
PO Box 53  
Eureka, IL 61530

160402700057

1/3

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr. STE 2400  
Chicago, IL 60606-1650  
Attn: Search Department

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and entered into as of AUGUST 6<sup>TH</sup>, 2015, by Thomas K. Crotty and Kathleen F. Crotty, as Tenants by the Entirety, formerly husband and wife ("Grantors"), of the Village of Orland Park, County of Cook and State of Illinois to Kathleen F. Crotty ("Grantee"), whose mailing address is 13733 Tall Grass Trail, Orland Park, Illinois 60462.

WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors do hereby GRANT AND CONVEY unto Grantee and her successors and assigns, in fee simple, all of that certain real estate, situated in the County of Cook and the State of Illinois, which real estate is legally described on Exhibit A attached hereto.

Subject to the following exceptions:

1. General taxes for 2015;
2. Mortgage made by the Grantors, recorded as Document No. 1213706335 in the Recorder's Office in Cook County, Illinois; and
3. Home Equity Line of Credit made by the Grantors, recorded as Document no. 1215108155.

The Grantors warrant to the Grantee and her successors in title that they have not created or permitted to be created any lien, charge, or encumbrance against said real estate that is not shown among the title exceptions listed above; and Grantors covenant that they will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

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The Grantors release and waive all rights in said real estate that they may have under the homestead exemption laws of Illinois.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed as of the date first above written.

Exempt Under Paragraph E, Section 4  
of the Real Estate Transfer Tax Act.

[Signature]  
Signature Date 8/6/16

GRANTORS:

[Signature]  
Thomas K. Crotty

[Signature]  
Kathleen F. Crotty

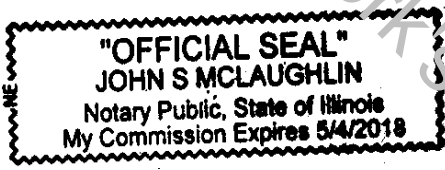
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas K. Crotty is personally known to me to be the same persons whose names is subscribed to the foregoing instrument, he appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal, this 20<sup>th</sup> day of AUGUST, 2015.  
Commission expires 5/4/2018

[Signature]  
NOTARY PUBLIC

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 Kathleen F. Crotty is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, she appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal, this 20<sup>th</sup> day of AUGUST, 2015.  
Commission expires 5/4/2018

[Signature]  
NOTARY PUBLIC



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## Exhibit A

### Legal Description

Lot 34 in Windhaven West of Orland Park, a subdivision of the East Half of the East Half of the Northeast Quarter of Section 3, Township 36 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded November 27, 2002 as Document No. 0021315681, in Cook County, Illinois

Property Address: 13733 Tall Grass Trail, Orland Park, IL 60462

Property Index Number: 27-03-227-004-0000

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 5 | 25 | 2016

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: JOHN M'CLAUGHLIN

By the said (Name of Grantor): THOMAS K. CROTTY

On this date of 5 | 25 | 2016  
NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 6 | 3 | 2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: YASMIN FARHAN

By the said (Name of Grantee): Kathleen Crotty

On this date of: June 3 | 2016  
NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-6020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of SECTION 4 of the Illinois Real Estate Transfer Act (35 ILCS 200/Art. 31))