

UNOFFICIAL COPY

Warranty Deed

Doc#: 1636317093 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/28/2016 01:29 PM Pg: 1 of 2

ILLINOIS

Dec ID 20161201688666
ST/CO Stamp 0-045-947-072 ST Tax \$305.00 CO Tax \$152.50

Above Space for Recorder's Use Only

THE GRANTOR **TRISTA A. MYSLINSKI**, a single person of the City of Palos Heights, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to **BRIAN MODSCHIEDLER** and **LYNSEY BECKETT**, as **Joint Tenants, With Right Of Survivorship**, of 5542 Linder Ct., Crestwood, Illinois, 60445 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

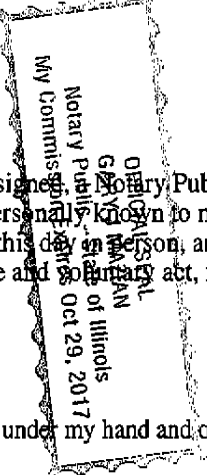
SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-31-114-005-0000

Address(es) of Real Estate:
12960 S Forestview Road
Palos Heights Illinois 60463

The date of this deed of conveyance is this 16th day of December, 2016.


(SEAL) **TRISTA A. MYSLINSKI**



State of Illinois, County of Cook SS. I, the undersigned, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Trista A. Myslinski** personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day as a person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) Given under my hand and official seal this 16th day of December, 2016.

(My Commission Expires) 10/29/17


Notary Public

COOK COUNTY NATIONAL TITLE OC16038451

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LEGAL DESCRIPTION

For the premises commonly known as:

12960 S. Forestview Road
Palos Heights , Illinois 60463-2149

Legal Description:

LOT 18 IN TRIEZENBERG'S AND COMPANY THIRD ADDITION TO PALOS WESTGATE VIEW BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk

REAL ESTATE TRANSFER TAX



16-Dec-2016

COUNTY: 152.50
ILLINOIS: 305.00
TOTAL: 457.50

24-31-14-005-0000

| 20161201686666 | 0-045-947-072

This instrument was prepared by
Gary J. Mazian
Sokol & Mazian
60 Orland Square Dr.
Orland Park, IL 60462

Send subsequent tax bills to:
Brian Modschiedler
Lynsey Beckett
12960 S. Forestview Road
Palos Heights, IL 60463

Recorder mail recorded document to:

Brian Modschiedler
Lynsey Beckett
12960 S. Forestview Rd
Palos Heights IL 60463