

UNOFFICIAL COPY



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual

FIRST AMERICAN

File # 270222

1/2



1703242009D

Doc# 1703242009 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 09:50 AM PG: 1 OF 3

THE GRANTOR(S) Megan Ann Rasmussen and **
of Homewood County of Cook State of IL for and in consideration of Ten and
other good and valuable consideration to CONVEY(S) and WARRANT(S) to Jerome Stallings* of
following described Real Estate situated in the County of Cook in the State of IL, all interest in the
to wit:

See Exhibit "A" attached hereto and made a part hereof

*an unmarried man

SUBJECT TO: general taxes for year 2016 and subsequent years

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

Permanent Real Estate Index Number(s): 32-06-100-066-1025

Address(es) of Real Estate: Unit 305, 2311 W. 183rd St., Homewood, IL

Dated this 20 day of Jan, 2017

Megan Ann Rasmussen
Megan Ann Rasmussen

Erin Lee Rasmussen Ollis
Erin Lee Rasmussen Ollis

Brian Sev Rasmussen
Brian Sev Rasmussen

** Brian Sev Rasmussen and Erin Lee Rasmussen Ollis

This is not homestead property for grantors

S Y
P 3
S N
SC Y
INT AD

REAL ESTATE TRANSFER TAX		25-Jan-2017
COUNTY:		28.75
ILLINOIS:		57.50
TOTAL:		86.25

32-06-100-066-1025 | 20170101604539 | 1-847-635-136

Warranty Deed - Individual

FASTDoc 09/2005

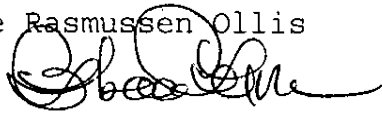
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Megan Ann Rasmussen and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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.

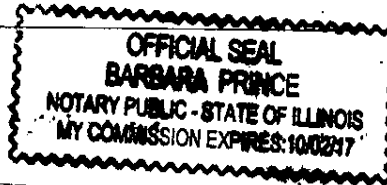
Given under my hand and official seal, this 20 day of Jan, 2017

** Brian Sev Rasmussen and Erin Lee Rasmussen Ollis



(Notary Public)

Prepared by:
James N. Vail, 77 W. Washington St., Chicago, IL



Mail to:

Jerome Stallings
2311 183rd St. #305 B
Homewood, IL 60430

Name and Address of Taxpayer:

Jerome Stallings
2311 183rd St., #305 B
Homewood, IL 60430

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LEGAL DESCRIPTION:

UNIT NUMBER 305 AS DELINEATED ON SURVEY OF A TRACT OF LAND LEGALLY DESCRIBED AS FOLLOWS:
(HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN THE SUBDIVISION OF THE NORTH 462 FEET OF THAT PART OF THE NORTHWEST 1/4 LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD AND SOUTH LINE OF SAID LOTS 1 AND 2 (TAKEN AS TRACT) SAID BEING 465.08 FEET SOUTHWESTERLY (AS MEASURED ON SAID RIGHT OF WAY LINE) OF A LINE 33 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE SOUTHWESTERLY ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF FLOSSWOOD SUBDIVISION, A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 6; THENCE WESTERLY ON THE NORTH LINE OF FLOSSWOOD SUBDIVISION TO THE POINT OF INTERSECTION WITH A LINE 350.81 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE NORTHERLY ON SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF FLOSSWOOD SUBDIVISION; THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO POINT OF INTERSECTION WITH A LINE 581 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE NORTHERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 32 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE A DISTANCE OF 84.33 FEET TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF FLOSSWOOD SUBDIVISION THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 70 FEET WESTERLY OF AND PARALLEL, (AS MEASURED AT RIGHT ANGLES) TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD); THENCE NORTHEASTERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 80.83 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" OF THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY SOUTH CHICAGO SAVINGS BANK, A CORPORATION OF ILLINOIS, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1970 AND KNOWN AS TRUST NUMBER 11-1505, FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR2726217, AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22537317, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2;

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID (EXCEPT THAT PART FALLING IN LOT 1 AFORESAID), FOR A PRIVATE ROAD FOR INGRESS AND EGRESS IN EVERY POSSIBLE MANNER INCLUDING (BUT NOT EXCLUSIVELY) BY VEHICLE, FOOT AND CONVEYOR AND FOR LIGHT AND AIR, AS CREATED BY THE DEED FROM HENRY GOTTSCHALK AND SOPHIE GOTTSCHALK, HIS WIFE, TO MAUD CORY DATED DECEMBER 27, 1922 AND RECORDED DECEMBER 28, 1922 AS DOCUMENT NUMBER 7759972, ON AND OVER A STRIP OF LAND 50 FEET IN WIDTH EXTENDING FROM THE WESTERLY LINE OF THE PARCEL OF PARCEL 1 AFORESAID TO THE EAST LINE OF WESTERN AVENUE, DEED ACTUALLY READS AS FOLLOWS: THE FIRST PUBLIC ROAD WEST OF SAID ABOVE DESCRIBED PREMISES, WHICH SAID WESTERLY LIMIT IS UNDERSTOOD TO BE THE EAST LINE OF WESTERN AVENUE AS ORIGINALLY LAID OUT, THE CENTER OF WHICH PUBLIC ROAD IS A DISTANCE OF 452 FEET 56 INCHES FROM THE WESTERLY LINE OF SAID ABOVE DESCRIBED TRACT THE SOUTHERLY LINE OF SAID PRIVATE ROAD BEING THE SOUTHERLY LINE OF SAID PARCEL OF PARCEL 1 AFORESAID EXTENDED WESTWARD TO SAID PUBLIC ROAD AND THE NORTHERLY LINE OF WHICH SAID ROAD BEING PARALLEL WITH SAID SOUTHERLY LINE AND 50 FEET MEASURED AT RIGHT ANGLES, DISTANCE THEREFROM, ALL IN COOK COUNTY, ILLINOIS.