UNOFFICIAL COPY

/0208019 Warranty deed

1797688106D

Doc# 1707608106 Fee ≇40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 01:54 PM PG: 1 OF 2

THE GRANTOR

(The space above for Recorder's use only)

Martina Niechcio'-r'ooks, a widow, of the Village of Homewood, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Sean M. Robinson in the following described Real Estate situated in Cook County, Illinois, commonly known as 17704 Dixie Highway Unit 1D, Homewood, IL 60430, legally described as: UNIT 2 IN WOODBRIDGE CONDOMINIUM AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGLITERED JUNE 20, 1974 AS DOCUMENT 2759018 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOT 2 IN KOOINGA AND AUSEMA RESUBDIVISION OF THE NORTH 115 FEET (EXCEPT THE WEST 64 FEET THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 31 AFORESAID AT A POINT 2215.50 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH 1/2 THENCE SOUTH 214 FEET; THENCE EAST 222.50 FEET MORE OR LESS TO THE WEST LINE OF VINCENNES ROAD; THENCE NORTHEASTERLY ALONG THE WESTERN LINE OF SAID ROAD 229 50 FEET MORE OR LESS; THENCE WEST 305.50 FEET MORE OR LESS TO THE POINT OF BEGINNING, EXCEPTING AND RESERVING THEREFROM 14 FEET ON THE NORTH SIDE THEREOF FOR ALLEY, ACCORDING TO PLAT OF SAID KOOINGA AND AUSEMA RESUBDIVISION REGISTERED IN THE OFFICE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 14, 1972 AS DOCUMENT 2617608 IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility casements; unconfirmed special governmental taxes or assessments for improvements not yet completed; general real estate taxes for 2016 and subsequent years; and condominium declaration and by-laws and the provisions of the Illinois Condominium Property Act.

USI

1707608106 Page: 2 of 2

UNOFFICIAL COP

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

Permanent Index Number (PIN): 29-31-117-045-1002

Address(es) of Real Estate: 17704 Dixie Highway, Unit 1D, Homewood, IL 60430

Dated this 13th day of March, 2017

(SEAL)

STATE OF ILLINO'S **COUNTY OF COOK**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Martina Niechciol-Hooks personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, seried and delivered the said instrument as her 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 13th day of March, 2017

SCOTT L LADEWIG NOTARY PUBLIC - STATE OF ILLINOIS

Commission expires '

This instrument was prepared by: Scott L. Ladewig, Attorney at Law, 5600 West 27th Street, Crestwood, IL 60445

MAIL TO: 10749 Winterest Drive DOLAND PAULITE 60467

17704 Dixle Highway, Unit 1D

Homewood-IL 60430

SEND SUBSEQUENT TAX BILLS TO:

Sean M. Robinson 17704 Dixie Highway, Unit 1D Homewood, IL 60430

OR

Recorder's Office Box No._

REAL ESTATE TRANSFER TAX			15-Mar-2017
		COUNTY:	37.50
	(30%)	ILLINOIS:	75. 0 0
		TOTAL:	112.50
29-31-117-045-1002		1 20170201021220 1	4.000.045.470

20170301621332 1-900-010-176