

WARRANTY DEED
(Individual to Individual)



Doc# 1709557160 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2017 03:30 PM PG: 1 OF 1

400306561/2
THE GRANTOR, SEAN FITZGERALD, married to Kelly K. Fitzgerald, of Orland Park, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ALEXANDER TERNES and DAWN HALLET-TERNES, of ~~FRANKFURT~~, Illinois, ~~not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY~~ the following described Real Estate situated in the County of Cook, State of Illinois, to wit:
* with rights of survivorship

Parcel 1: Unit 3-C together with its undivided percentage interest in the common elements in Preserve at Marley Creek Condominium Building 7 as delineated and defined in the Declaration recorded as Document No. 0010173073, as amended, in the Southeast 1/4 of Section 31, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Exclusive use for parking purposes in and to Garage Space No. 83, a limited common element, as set forth and defined in said declaration of condominium and survey attached thereto, in Cook County, Illinois.

Permanent Index No. 27-31-404-022-1083
Commonly addressed as: 11525 Settlers Pond Way, Unit 3C, Orland Park, IL 60467

Subject to: All easements, conditions, restrictions and covenants of record; 2016, and subsequent year real estate taxes, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

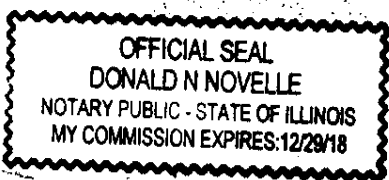
DATED THIS 31st day of March, 2017

Please Print or Type Name(s) Below Signature(s)
SEAN FITZGERALD (SEAL) KELLY K. FITZGERALD (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Sean Fitzgerald and Kelly K. Fitzgerald, are personally known to me to be the same persons whose names 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 use and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 31st day of March, 2017.
NOTARY PUBLIC

This instrument was prepared by:
NOVELLE AND O'DONNELL, LTD.
Michael O'Donnell, Attorney at Law
1127 S. Mannheim Road, Suite 308
P.O. Box 7187
Westchester, IL 60154-7187
(708) 344-8180



REAL ESTATE TRANSFER TAX 03-Apr-2017

COUNTY:	85.00
ILLINOIS:	170.00
TOTAL:	255.00

27-31-404-022-1083 | 20170301624782 | 1-156-343-488

Mail to:
Thomas J Anselmo
1771 W. Diehl #120
Naperville, IL 60563

Send Subsequent Tax Bills to:
Alex Ternes
11525 Settlers Pond Way
Unit 3C
Orland Park, IL 60467