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Doc#: 1710406023 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2017 09:48 AM Pg: 1 of 3

PREPARED BY:

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Dec ID 20170301633306
ST/CO Stamp 0-014-575-296 ST Tax \$57.50 CO Tax \$28.75

RETURN TO:

Rosenthal Law
3700 W Devon Ave Sec 1
Lincolnwood IL 60712

WARRANTY DEED

THE GRANTOR, JOHN J. COLLINS and JEAN N. COLLINS, Husband and Wife, whose address is 1969 W. 101st Street, Chicago, IL 60643, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to **JEFFREY M. LEONG, NOT INDIVIDUALLY BUT AS TRUSTEE OF THE J2 TRUST U/A/D 3-14-2017,** whose address is 1336 North Burling St., Chicago, IL 60610, the real estate legally described as follows:

UNIT NUMBER 4653N IN KNOX MANOR CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 AND 4 IN PETER VANDER PLOEG'S SUBDIVISION OF THE SOUTH 125 FEET OF THE NORTH 175 FEET (EXCEPT THE EAST 33 FEET AND EXCEPT THE WEST 33 FEET THEREOF) OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 1 AND 42 AND VACATED ALLEY LYING NORTH AND ADJOINING SAID LOTS IN WOLF'S SUBDIVISION OF THE EAST 1/2 (EXCEPT THE NORTH 175 FEET OF THE PART LYING EAST OF THE WEST 33 FEET AND WEST OF THE EAST 33 FEET THEREOF) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 2, 2006 AS DOCUMENT NUMBER 0615334082; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Village of Oak Lawn	Real Estate Transfer Tax \$20	Village of Oak Lawn	Real Estate Transfer Tax \$50
	02245		03464
Village of Oak Lawn	Real Estate Transfer Tax \$20	Village of Oak Lawn	Real Estate Transfer Tax \$200
	02244		02711

REAL ESTATE TRANSFER TAX

05-Apr-2017

COUNTY: 28.75
ILLINOIS: 57.50
TOTAL: 86.25

24-10-127-046-1018 | 20170301633306 | 0-014-575-296

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THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER A-8 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF KNOX MANOR CONDOMINIUM AFORESAID.

Subject To: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements; terms, provisions covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCR's") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCR's or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration/CCR's.

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

PERMANENT REAL ESTATE INDEX NO.: 24-10-127-046-1018

COMMON ADDRESS OF REAL ESTATE: 4658 W. 95th St., Unit 4653N
Oak Lawn, IL 60453

DATED this 13 day of March, 2017.

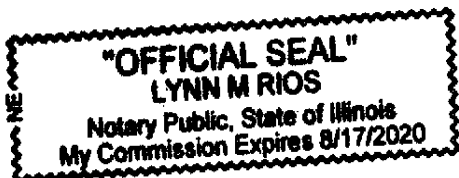
John J. Collins (Seal) Jean M. Collins (Seal)
John J. Collins Jean M. Collins

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 **JOHN J. COLLINS and JEAN M. COLLINS**, Husband and Wife, 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 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.

Lynn M. Rios
Notary Public



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SEND SUBSEQUENT TAX BILLS TO:

Jeffrey Long

1336 N Burling St

Chicago IL 60610

Property of Cook County Clerk's Office