

# UNOFFICIAL COPY

## WARRANTY DEED

01146-49533 1/2 45

KATHLEEN BELLAIR, a single woman, of the City of Chicago, State of Illinois, "GRANTOR," for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) Donald Russell and Barbara Russell, a married couple, of the City of Mt. Prospect, State of Illinois, not as joint tenants, not as tenants in common, but as husband and wife as tenants by the entirety, the following described real estate:

Doc#: 1711417053 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/24/2017 11:39 AM Pg: 1 of 2

Dec ID 20170401642151  
ST/CO Stamp 0-877-699-520 ST Tax \$258.00 CO Tax \$129.00

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED  
HERETO AND MADE A PART HEREOF

COMMONLY KNOWN AS: 110 Grove Court, Lemont, Illinois 60439 - *Grantors' Address*

PIN: 22-32-116-031-0000

Situated in the County of Cook, STATE OF ILLINOIS. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the STATE OF ILLINOIS.



SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, existing leases and tenancies; and general real estate taxes for the second installment of the year 2016 and subsequent years.

*Dated April 18, 2017*

IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents on the day and year first above written.

KATHLEEN BELLAIR

*Kathleen Bellair*  
Seller *Kathleen Bellair*

REAL ESTATE TRANSFER TAX		21-Apr-2017	
	COUNTY:	129.00	
	ILLINOIS:	258.00	
	TOTAL:	387.00	
22-32-116-031-0000		20170401642151   0-877-699-520	

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY KATHLEEN BELLAIR is personally known to me, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of April, 2017.

*Diane Marie Acton*  
Notary Public



This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1515, Chicago, IL 60604

After recording, return to: Melanie Matiassek 1550 Spring Rd. #120, Oak Brook IL 60523  
Send Subsequent Tax Bills to: Donald Russell 110 Grove St. Lemont, IL 60439

# UNOFFICIAL COPY

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 55 in Harpers Grove Townhomes, being a Resubdivision of part of Lot 16 of County Clerk's division of Section 32, Township 37 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded October 19, 1994, as Document 94895839 and as amended by Certificate recorded on January 12, 1995, as Document Number 95026271 in Cook County, Illinois.

Commonly known as: 110 Grove Court, Lemont, Illinois 60439

Permanent Index 22-32-116-031-0000

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF THE YEAR OF 2016 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

Property of Cook County Clerk's Office