

UNOFFICIAL COPY



**WARRANTY DEED**  
Statutory (Illinois)

Doc# 1712141024 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/01/2017 09:43 AM PG: 1 OF 3

Mail to: Russell Kazda  
4544 W. 103<sup>rd</sup> Street, St. 102  
Oak Lawn, Illinois 60453

Name & Address of Taxpayer:  
William Antonelli  
951<sup>E</sup> Glenwood Lansing Road  
Glenwood, Illinois 60425

RECORDER'S STAMP

THE GRANTORS Philip Van Baren and Nancy K. Van Baren, his wife of the Village of Glenwood, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS CONVEY AND WARRANT to

William Antonelli, unmarried man

2211 W. Delaney New Lenox Illinois 60451  
Grantee(s) Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

**FIRST AMERICAN TITLE**  
**FILE # 2840562**

NOTE: If additional space is required for legal - attach on separate 8 1/2 x 11 sheet.

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

Permanent Index Number: 32-11-200-016-0000

Property Address: 951<sup>E</sup> Glenwood Lansing Road, Glenwood, Illinois 60425 - unincorporated

DATED this 20<sup>TH</sup> day of April, 2017.

Philip Van Baren

Nancy K. Van Baren

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

S Y  
P 3  
S N  
SC Y  
INT AB

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STATE OF IL )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Philip Van Baren and Nancy K. Van Baren, his 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 notarial seal this 20th day of April, 2017.





TB  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Todd M. Van Baren, Esq.  
Hoogendoorn & Talbot LLP  
122 South Michigan Avenue  
Suite 1220  
Chicago, Illinois 60603-6107

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		26-Apr-2017
		COUNTY: 78.00
		ILLINOIS: 156.00
		TOTAL: 234.00
32-11-200-016-0000		20170401641260   0-271-323-584

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**Exhibit A**  
**Legal Description**

THAT PART OF THE NORTH 215 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART THEREOF CONVEYED BY DEED DOCUMENT NUMBER 25-372524), LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTIONS OF THE SOUTH LINE OF THE NORTH 215.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11 WITH A LINE 328.85 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 00 DEGREES 09 MINUTES 15 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 215.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office