

UNOFFICIAL COPY

Doc#: 1714215103 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2017 11:18 AM Pg: 1 of 4

Warranty Deed

ILLINOIS

Dec ID 20170501651858
ST/CO Stamp 0-733-651-392 ST Tax \$173.00 CO Tax \$86.50

Above Space for Recorder's Use Only

THE GRANTOR(s) Virginia M. Kowalski, a single person of the City of Oak Lawn, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to *(Name and Address of Grantee-s)* Ann M. Barry, a single person as of Oak Lawn, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-16-422-047-0000

Address(es) of Real Estate: 11018 Deblin Lane
Oak Lawn, IL 60453

The date of this deed of conveyance is

5/8/17

REAL ESTATE TRANSFER TAX		09-May-2017
COUNTY:	ILLINOIS:	86.50
	TOTAL:	173.00
24-16-422-047-0000	20170501651858	0-733-651-392



Village of Oak Lawn Real Estate Transfer Tax \$50 01285

Village of Oak Lawn Real Estate Transfer Tax \$50 03529

Village of Oak Lawn Real Estate Transfer Tax \$300 02894

Village of Oak Lawn Real Estate Transfer Tax \$500 01405

Village of Oak Lawn Real Estate Transfer Tax \$10 01698

Virginia M. Kowalski
Virginia M. Kowalski

FIDELITY NATIONAL TITLE

0017006950

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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 Virginia M. Kowalski, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(My Commission Expires _____)

Given under my hand and official seal on 5/9/17

Notary Public

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

For the premises commonly known as:

11018 Deblin Lane
Oak Lawn, IL 60453

Legal Description:

PARCEL 1. UNIT 11018.

THAT PART OF LOT 22 IN ACORN GLEN, BEING A RESUBDIVISION OF PART OF THE SOUTH 14 OF SECTION 16, TOWNSHIP 37 T. NORTH, RANGE 13, EAST. OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22, THENCE DUE WEST, ALONG THE NORTH LINE OF SAID LOT 22, 18.60 FEET; THENCE DUE SOUTH 73.97 FEET TO A POINT OF BEGINNING ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS WEST, ALONG SAID CENTER LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, 79.00 FEET; THENCE DUE SOUTH 17.98 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS EAST, ALONG SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, 79.00 FEET; THENCE DUE NORTH 17.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY.

PARCEL 2:

A PERPETUAL RIGHT AND NON-EXCLUSIVE EASEMENT IN, OVER, ALONG, ACROSS AND TO THE COMMON AREA FOR INGRESS AND EGRESS AND USE OF THE OPEN SPACES AS CONTAINED IN DECLARATION RECORDED NOVEMBER 23, 1994 AS DOCUMENT NUMBER 94,992,372.

This instrument was prepared by
James L. Ebersohl
11212 S. Harlem, Worth, IL 60482

Send subsequent tax bills to:

*Ann Marie Barry
11018 Deblin Lane
Oak Lawn, IL 60453*

Recorder-mail recorded document to:

*John N. Farrell
10610 S. Cicero
Oak Lawn, IL 60453*

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RECORDER
OR REGISTRAR'S
DEED NO. _____

DATE RECORDED _____
(For Recorder's Use Only)

Property Maintenance Department
[Signature]
DATE 4/20/17
(For Village of Oak Lawn Use Only)



Village of Oak Lawn
REAL ESTATE TRANSFER TAX
 DECLARATION EXEMPTION

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantors (sellers) or their agent, faxed to: Property Maintenance Dept. at (708) 499-7823 for approval and presented to the Finance Dept. cashier's window, 9446 So. Raymond Ave., Oak Lawn, Illinois, 60453 or other designated agent, at the time of purchase of real estate transfer stamps as required by the Oak Lawn Real Estate Tax Ordinance along with a copy of the final water bill paid receipt for separate meter dwelling or properties. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) In cases involving an intermediary buyer, nominee or "straw man," one declaration form must be prepared for each deed that is to be recorded. One of these transactions may be exempt under Section 3-2-7F of the Village Code.
- 4) For additional information, please call the Finance Department at (708) 499-7780, Monday through Friday, 8:30AM to 5:00 PM.
- 5) IT IS THE SELLER'S OBLIGATION TO MAKE ARRANGEMENTS FOR FINAL WATER BILL PAYMENT PRIOR TO VACATING THE PROPERTY. SELLER MUST CONTACT WATER BILLING AT (708)499-7762 FOR AN APPOINTMENT, AND MEET THE WATER METER INSPECTOR FOR FINAL READING. MAKE PAYMENT VIA, CASH OR CHECK AT THE DESIGNATED TIME, UNLESS THE SALE IS A CONDOMINIUM UNIT WHICH IS NOT NECESSARY.

Address of Property 11018 DEBLIN LL Unit # _____
 Permanent Property Index Number 24-16-422-047
 Date of closing 4/24/17 Type of Deed WARRANTY

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed) \$ 173,000
 Amount of Tax (\$5.00 per \$1,000 or fraction of a thousand round to next highest thousand) \$ 865-
 (PAYMENT MUST BE MADE BY CASH, VISA, MC, DISCOVER OR CERTIFIED CHECK, CASHIERS CHECK, MONEY ORDER OR ATTORNEY'S CHECK.)

Note: The Village of Oak Lawn, Oak Lawn Real Estate Transfer Tax Ordinance specifically exempts certain transactions from Taxation. These exemptions are enumerated in Section 3-2-7F of the Village Code which is printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below. Please attach a Xerox copy of the signed & notarized deed, also Xerox copy of signed & notarized statement by Grantor/Grantee. I hereby declare that this transaction is exempt from taxation under the Oak Lawn Real Estate Transfer Tax Ordinance by Subsection _____ of Section 3-2-7F. (Choose from page 2).

Details for exemption claimed (explain)

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print)
(Seller)

VIRGINIA KOWALSKI 11018 DEBLIN LL OAK FOREST, IL 60453
 Name Current Address City, State, Zip Code

926 OGDEN RD; NEW LEAF, IL 60451
 Seller's Forwarding Address Required

Signature *[Signature]* Date Signed 4/19/17
 Seller or Agent or Attorney

Grantee: (Please Print)
(Buyer)

ANA MARIE BARRY 9131 S MASSASOIT OAK LAWN
 Name Current Address City, State, Zip Code 60453