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1715141018D

Doc# 1715141018 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2017 09:57 AM PG: 1 OF 3

17BAK41090
 PLEASE RETURN TO:
 BARRISTER TITLE
 15000 SO. CICERO AVE.
 OAK FOREST, IL 60452

WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

THE GRANTOR(S), **LUZ M. OSEGUERA**, a single woman, of the Village of Flossmoor, County of Cook, State of Illinois, **CONVEY(S) and WARRANT(S) TO ALEXIA M. HUGGINS AND JACKIE JONES JR., WIFE AND HUSBAND**, of LYNWOOD, IL, not as tenants in common, not as joint tenants but as tenants by the entirety, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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.

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



Permanent Real Estate Index Number(s): 31-02-319-025-0000

Address(es) of Real Estate: 824 Elm Street, Flossmoor, Illinois 60422

22 day of May, 2017



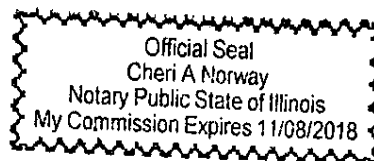
 LUZ M. OSEGUERA

REAL ESTATE TRANSFER TAX		30-May-2017
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50
31-02-319-025-0000		20170501660956 0-140-788-160

Bm

UNOFFICIAL COPYSTATE OF IL, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that LUZ M. OSEGUERA is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 22 day of May, 20 17.Cheri A Norway (Notary Public)**Prepared by:**

Joseph M. Talarico, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

Mail To:

Law office of Robert Steffen
 17 Douglas Avenue
 Elgin, IL 60120

Name and Address of Taxpayer:

Alexia Huggins
 824 Elm Street
 Flossmoor, IL 60422

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EXHIBIT A

LEGAL DESCRIPTION

LOT 25 IN BLOCK 7 IN FIRST ADDITION TO FLOSSMOOR HILLS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THAT PART HERETOFORE SUBDIVIDED AND RECORDED AT THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS FLOSSMOOR HILLS DOCUMENT NUMBER 17212235 AND ALSO EXCEPTING A TRACT IN THE NORTHWEST PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 669.17 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4, 874.82 FEET; THENCE NORTH 68 DEGREES WEST 483.52 FEET TO A POINT OF CURVE; THENCE WEST ON A CURVE CONVEX TO THE NORTHERLY HAVING A RADIUS OF 502.62 FEET AND A DISTANCE NORTH OF 192.99 FEET; THENCE WEST 33 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID WEST LINE 662 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY.

Common Address: 824 Elm Street, Flossmoor, IL 60422
PIN # 31-02-319-025-0000

Recorder of Cook County Clerk's Office