

UNOFFICIAL COPY

**This Instrument Prepared By
And Upon Recording Return to:**
Bradley Ader, Esq.
Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash Ave., 21st Fl.
Chicago, Illinois 60611



Doc# 1715622059 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2017 03:39 PM PG: 1 OF 2

WARRANTY DEED

THE GRANTOR **KELLY WALKER**, of 725 Park Plaine Avenue, Park Ridge, Illinois 60068, a divorced man not since remarried, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **TERESA M. WALKER** of 725 Park Plaine Avenue, Park Ridge, Illinois 60068, a divorced woman not since remarried, an **undivided one-half (1/2) interest** as a tenant in common, and to Kelly Walker, not individually, but solely as Trustee of the Kelly Walker Trust u/a/d April 3, 2007, as amended, an **undivided one-half (1/2) interest** as a tenant in common (collectively, "Grantees") in the real estate situated in the County of Cook and State of Illinois, to wit:

LOT 50 IN FEUERBORN AND KLODE'S SECOND HOWARD AVENUE ADDITION TO PARK RIDGE, A SUBDIVISION IN THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 725 Park Plaine Avenue
Park Ridge, Illinois 60068

PIN: 09-27-122-005-0000

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Grantees; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

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

[Signature Page to Follow]

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Dated as of 2/10/17



Kelly Walker
Kelly Walker

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

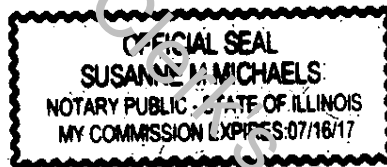
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Kelly Walker, personally known to me or proven to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth

GIVEN under my hand and official seal this 10th day of February 2017.

Susanne M. Michaels
Notary Public
My Commission Expires: 7/16/17

REAL ESTATE TRANSFER TAX		31-May-2017
	COUNTY:	206.50
	ILLINOIS:	413.00
	TOTAL:	619.50

09-27-122-005-0000 | 20170501664250 | 2-020-626-880



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 43417

Mail Future Tax Bills to:
Kelly Walker and Teresa Walker
725 Park Plaine Avenue
Park Ridge, Illinois 60068