

# UNOFFICIAL COPY

Doc#: 1715949051 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/08/2017 09:44 AM Pg: 1 of 2

Dec ID 20170601668281  
ST/CO Stamp 1-677-885-888 ST Tax \$67.00 CO Tax \$33.50

## WARRANTY DEED Fee Simple

### THE GRANTOR

(The space above for Recorder's use only)

LD17-11430-18120

*A Single Person*  
John G. Rana <sup>of</sup> 928 Jonathon Ct ~~6-304~~ North Elmhurst Road Prospect Heights, IL, 60070 County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Gerald Simmons and Dawn Simmons, husband and wife, of 101 E Clarendon St, Prospect Heights, IL, as joint tenants in the following described Real Estate situated in Cook County, Illinois, commonly known as 928 Jonathon ~~6-304~~ Prospect Heights, IL, 60070 legally described as:

**UNIT 6-304 IN RIVER TRAILS CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26873691 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS**

### SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2016 (2<sup>nd</sup> Installment), 2017 and subsequent years, and acts done by or through the Buyers.

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

*Ct.*

Property Address: 928 Jonathon ~~6-304~~ Prospect Heights, IL, 60070

Permanent Index Number (PIN): 03-24-202-054-1131

IN WITNESS WHEREOF, Sellers have signed and sealed this Warranty Deed of in the County of Cook, State of Illinois this 1st day of June 2017.

REAL ESTATE TRANSFER TAX 07-Jun-2017



COUNTY: 33.50  
ILLINOIS: 67.00  
TOTAL: 100.50

03-24-202-054-1131 | 20170601668281 | 1-677-885-888

Landtrust National Title  
120 S. LaSalle St.  
Suite 1700  
Chicago, IL 60603

# UNOFFICIAL COPY

*John G. Rana*

John G. Rana

STATE OF ILLINOIS     )  
                                       ) ss.  
 COOK COUNTY            )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, John G. Rana personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of June, 2017

*Mary C Miller*  
 \_\_\_\_\_  
 NOTARY PUBLIC



Commission expires 05/19/2018

This instrument was prepared by: **Dreyfus Law Group**  
 309 West Washington St Suite 700  
 Chicago, IL 60606

MAIL TO: AND  
 SEND SUBSEQUENT TAX BILLS TO:

~~SEND SUBSEQUENT TAX BILLS TO:~~

*GERALD SIMMONS*  
*101 E. CLARENDON ST.*  
*PROSPECT HEIGHTS IL 60070*

OR

Recorder's Office Box No. \_\_\_\_\_