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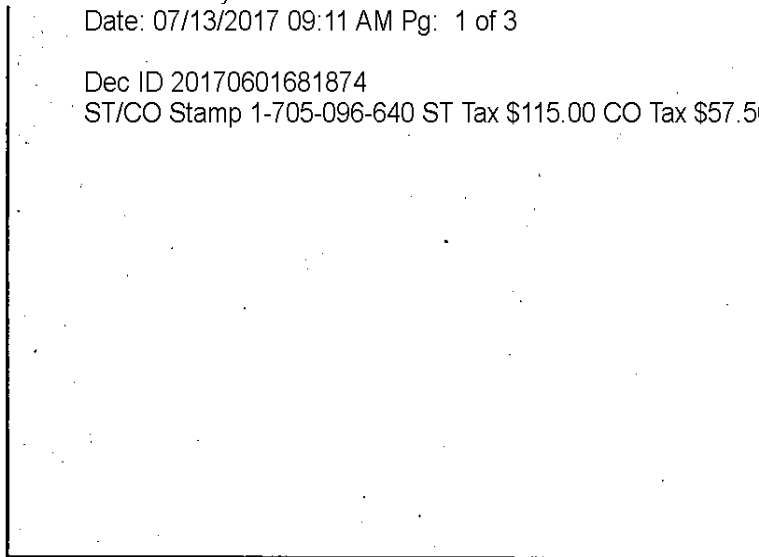
Doc#: 1719408085 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/13/2017 09:11 AM Pg: 1 of 3

Dec ID 20170601681874
ST/CO Stamp 1-705-096-640 ST Tax \$115.00 CO Tax \$57.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Jessica Wheeler



(The Above Space for Recorder's Use Only)

THE GRANTOR Jessica Wheeler ^{single woman} for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Mark Messersmith, ^{an unmarried man} the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ~~an unmarried man~~.

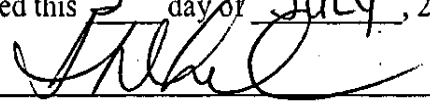
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 29-31-309-008-1010

Property Address: 2161 Oak Rd., 3B, Homewood, IL 60430



SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 5th day of July, 2017.



Jessica Wheeler (Seal)

REAL ESTATE TRANSFER TAX		12-Jul-2017
	COUNTY:	57.50
	ILLINOIS:	115.00
	TOTAL:	172.50
29-31-309-008-1010 20170601681874 1-705-096-640		

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

LN17-11483

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jessica Wheeler 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 signed, sealed and delivered in the 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 notarial seal, this 5th day of July, 2017.



Stephanie Slavik
Notary Public

THIS INSTRUMENT PREPARED BY
Fenceroy Law Office
3047 N Lincoln Ave, 400
Chicago, IL 60657

MAIL TO:

Richard Treichel

*1875 Dixie Hwy
J. 202
Homewood, IL
60422*

SEND SUBSEQUENT TAX BILLS TO:

Mark Messersmith
2161 Oak Rd.
3B
Homewood, IL 60430

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EXHIBIT A LEGAL DESCRIPTION

UNIT 10 IN PARK AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 AND PART OF LOTS 3 AND 4 TAKEN AS A TRACT, LYING NORTHERLY OF A LINE DRAWN 74.82 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 4 ALL IN BLOCK "G" IN VILLAGE OF HARTFORD IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3817532 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office