

WARRANTY DEED

UNOFFICIAL COPY

MAIL TO:

Mark J. Kmiecik PC
7922 S. Polaski Rd.
Chicago, IL 60652

Doc#: 1719408374 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/13/2017 11:10 AM Pg: 1 of 2

Dec ID 20170601683471
ST/CO Stamp 0-761-722-304 ST Tax \$135.00 CO Tax \$67.50

NAME AND ADDRESS OF TAXPAYER:

Raymond Ellis
Shirley Ellis
18941 Loras Lane
Country Club Hills IL 60478

THE GRANTOR(S) Bhagwan Sharma, married, of Palos Heights, Illinois for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Raymond Ellis, single, and Shirley Ellis, single of Cook + Park IL Cook County, NOT AS TENANTS BY THE ENTIRETY OR AS TENANTS IN COMMON BUT AS JOINT TENANTS BY THE ENTIRETY, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

LOT 144 IN COUNTRY CLUB HILLS UNIT NO. 7, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 2 RODS OF THE WEST 80 RODS AND EXCEPT EAST 50 FEET THEREOF) OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 31-03-312-006-0000

PROPERTY ADDRESS: 18941 Loras Lane, Country Club Hills, IL 60478

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

TO HAVE AND TO HOLD said premises subject to a) general real estate taxes not due and payable at the time of closing; b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances which conform to the present usage of the premises; d) public and utility easements which serve the premises; e) public roads and highways, if any; f) party wall rights and agreements, if any; and g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

Grantor hereby warrants that this is not homestead property and is not subject to the homestead rights of any individual.

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX 13-Jul-2017



COUNTY: 67.50
ILLINOIS: 135.00
TOTAL: 202.50

31-03-312-006-0000 | 20170601683471 | 0-761-722-304

BW 17-32308 12/20/17

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DATED: 7.5, 2017

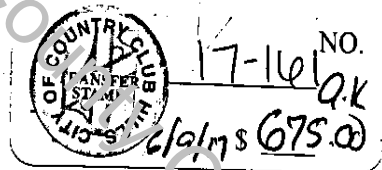
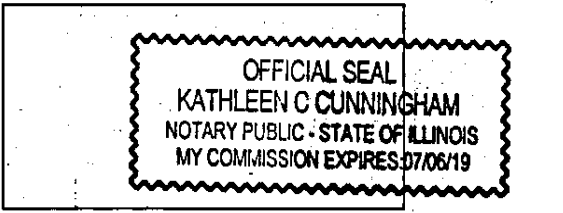
Bhagwan Sharma (SEAL)
Bhagwan Sharma

STATE OF ILLINOIS)
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Bhagwan Sharma personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 5 day of July, 2017.

Kathleen C. Cunningham
Notary Public



NAME AND ADDRESS OF PREPARER:

Kathleen Cunningham
19201 S. LaGrange Road
Suite 205
Mokena, IL 60448

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH ____,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE:

Buyer, Seller or Representative