



17205130941

Doc# 1720513094 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2017 03:13 PM PG: 1 OF 4

This instrument was prepared by:

Gail P. Adams
Attorney at Law
555 South Randall Road, Suite 100
St. Charles, IL 60174

TSI File Number 212472

WARRANTY DEED

THE GRANTOR, **KIM C. WALKER, A MARRIED WOMAN**, of the Village of Lynwood, County of Cook and State of Illinois, and **CHRISTEN TAYLOR FOLEY, AN UNMARRIED WOMAN**, of the City of Chicago, County of Cook, and State of Illinois for and in consideration of Ten and no hundredths dollars (\$10.00), and other good and valuable consideration in hand paid, *CONVEYS AND WARRANTS* unto **NICOLE REED, A MARRIED WOMAN**, of the City of Chicago, County of Cook, and State of Illinois, GRANTEE, the following described real estate situated in the City of Chicago, County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO


Subject to the following permitted exceptions, if any: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the 2016, 2017 and subsequent years.

TO HAVE AND TO HOLD said real estate unto said Grantee, and to proper use, benefit and behoof of said Grantee, *FOREVER*.

Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


This is not the homestead property of Kim C. Walker.

DATED this 3rd day of March, 2017.



KIM C. WALKER



Exempt under the provisions of Paragraph 4(e), Section 4 Real Estate Transfer Tax Act.

Date: March 3rd, 2017


Buyer, Seller or Representative

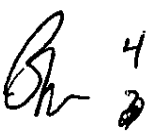
Continued...

REAL ESTATE TRANSFER TAX	24-Jul-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	24-Jul-2017
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

26-07-148-074-0000 | 20170701694181 | 1-834-966-464

* Total does not include any applicable penalty or interest due.



UNOFFICIAL COPY

Warranty Deed - continued...

State of Illinois }
County of Cook } SS.

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that **KIM C. WALKER, A MARRIED WOMAN**, 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 she signed, sealed and delivered the said instrument as 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 official seal this 3rd day of March, 2017.

Ernest Devine
Notary Public

DATED this 3rd day of March, 2017.

Christen T. Foley (SEAL)
CHRISTEN TAYLOR FOLEY



State of Illinois }
County of Cook } SS.

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that **CHRISTEN TAYLOR FOLEY, AN UNMARRIED MARRIED WOMAN**, 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 she signed, sealed and delivered the said instrument as 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 official seal this 3rd day of March, 2017.



Ernest Devine
Notary Public

After recording return to:

Title Services, Inc.
555 South Randall Road, Suite 100
St. Charles, IL 60174

Send Subsequent Tax bills to:

Nicole Reed
10054 South Bensley Avenue
Chicago, IL 60617

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EXHIBIT A

Legal Description

LOTS 18 AND 19 IN BLOCK 22 IN CALUMET TRUST'S SUBDIVISION NO. 2 OF BLOCKS 158, 159, 160, 161, 170, 171, 172, AND 173 IN SOUTH CHICAGO SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK CO. OF THE FRACTIONAL SOUTH HALF OF FRACTIONAL SECTION 7, LYING NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE ROCK ISLAND AND CHICAGO BRANCH RAILROAD, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE EAST FRACTIONAL HALF OF THE FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 12, LYING NORTH OF THE INDIAN BOUNDARY LINE, AND THE EAST 662 1/10 FEET OF FRACTIONAL SECTION 13, LYING NORTH OF THE INDIAN BOUNDARY LINE, AND THE NORTH FRACTIONAL HALF, AND THE NORTH FRACTIONAL HALF OF THE FRACTIONAL SOUTH HALF, AND THE SOUTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 12, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NO. 26-07-143-074-0000, Vol. 297

COMMON ADDRESS: 10054 SOUTH BENSLEY AVENUE, CHICAGO, IL 60617

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 03/03, 2017

Signature:

[Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said _____

This _____ day of _____, 20____

Notary Public _____

PROPERTY OF COOK COUNTY CLERK'S OFFICE



The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 03/03, 20____

Signature:

[Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said _____

This _____ day of _____, 20____

Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)