

UNOFFICIAL COPY

WARRANTY DEED Illinois Statutory

Doc#: 1720615089 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2017 10:29 AM Pg: 1 of 2

Dec ID 20170701692946
ST/CO Stamp 2-020-466-112 ST Tax \$230.00 CO Tax \$115.00

Property

THE GRANTORS, CYNTHIA M. FOGG, of Westchester, Illinois, a single person, and DEBORAH A. FOGG, of Westchester, Illinois, a single person, sole heirs of VERNE A. FOGG, JR. and LUCILLE C. FOGG, in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO ~~STEVEN KOVATS~~ Stephen M. Kovats, a single man, all their interest in the following described Real Estate situated in the Village of Westchester, Cook County, State of Illinois, to wit:

PARCEL 1

THE SOUTH 5 FEET OF LOT 213, ALL OF LOT 214, AND THE NORTH 10 FEET OF LOT 215 IN WILLIAM ZELOSKY'S WESTCHESTER, A SUBDIVISION IN SCHOOL TRUSTEE'S SUBDIVISION LOTS 12 AND 13 LOCATED IN THE WEST HALF OF SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

ALL OF THAT PART OF THE 20 FOOT VACATED ALLEY LYING EAST AND ADJOINING THE SOUTH 5 FEET OF LOT 213, AND ALL OF LOT 214 AND THE NORTH 10 FEET OF THE LOT 215 IN WILLIAM ZELOSKY'S WESTCHESTER, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: (1) General real estate taxes for 2017 and subsequent years; (2) Covenants, conditions, and restrictions of record; (3) Building lines and easements of record; (4) Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein; and (5) Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated alley,

hereby releasing and waiving all rights, if any they have, under and by virtue of the Homestead Exemption Laws of the State of Illinois,

Address of Real Estate: 911 Cromwell Avenue, Westchester, IL 60154
Permanent Real Estate Index Number: 15-16-321-064-0000

TRANSFER STAMP
Certification of Compliance

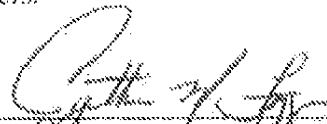
Village of Westchester, Illinois

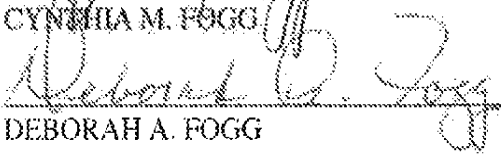
SS 7/20/17

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This is not homestead or marital property as to either of the Grantors.

Dated this 21st day of July, 2017.

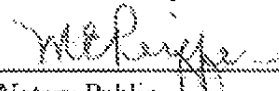

CYNTHIA M. FOGG

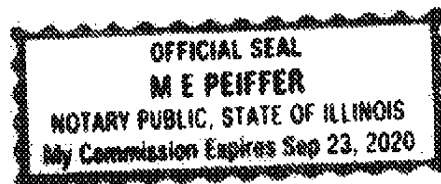

DEBORAH A. FOGG

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT CYNTHIA M. FOGG, a single person, and DEBORAH A. FOGG, a single person, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of homestead and marital rights.

Given under my hand and official seal, this 21st day of July, 2017.


Notary Public



Prepared By:

Judith M. Kerr, Attorney at Law
709 S. Stone Avenue
LaGrange, IL 60525

Mail To:

Edward Voci, Esq.
624 Lathrop Avenue
River Forest, IL 60305

Name & Address of Taxpayer:

Stephen Kovats
911 Cromwell Avenue
Westchester, IL 60154

REAL ESTATE TRANSFER TAX

25-Jul-2017



COUNTY.	115.00
ILLINOIS.	230.00
TOTAL:	345.00

15-16-321-064-0000

20170701692546 | 2-020-466-112