

# UNOFFICIAL COPY



\*17213391150\*

Doc# 1721339115 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2017 12:18 PM PG: 1 OF 3

Property of Cook County Clerk's Office

Warranty Deed

ORNTIC File Number:  
Old Republic National Title  
9601 Southwest Hghwy  
Oak Lawn, IL 60453  
312/641-7799

*Ryan*

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## WARRANTY DEED

The Grantors, Peter C. Nicholson married to Marcia L. Nicholson, of the Village of Homewood, County of Cook, State of Illinois, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT 0;

### REAL ESTATE TRANSFER TAX

27-Jul-2017



COUNTY:	107.50
ILLINOIS:	215.00
TOTAL:	322.50

29-31-402-071-0000

| 20170701690453 | 0-893-291-968

Rita Jackson, as Grantee, of ~~the Country Club Hills~~, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:  
\*of 17940 Highland Ave., Homewood, IL 60430  
[See attached legal description]

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

Permanent Real Estate Index Number: 29-31-402-071-0000  
Common Address: 17940 Highland Homewood, IL 60430

1782477 1/2

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 7 day of July, 2017

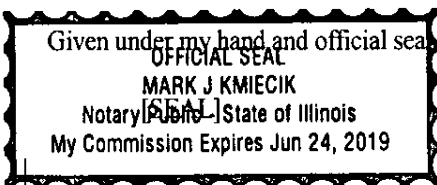
By:   
Peter C. Nicholson

\* Marcia L. Nicholson signing for the sole purpose of waving homestead rights

"Grantee herein is prohibited from conveying captioned property for any sales price period of 30 days from the date of this deed. After the 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$258,000.00 which is 120% of the short sale price until 90 days from the date of this deed. These restrictions shall run with the land, & are not personal to the Grantee."

State of Illinois )  
                          ) ss.  
County of Cook )

The undersigned, a notary public in and for the above county and state, certifies that Peter C. Nicholson and Marcia L. Nicholson, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as their free and voluntary act, for the uses and purposes set forth therein.



this 7 day of July, 2017.

NOTARY PUBLIC

DEED PREPARED BY  
Mark J. Kmiecik, J.D.  
7922 S. Pulaski, Suite 101  
Chicago, IL 60652

MAIL DEED TO:  
RITA JACKSON  
18716 OAKWOOD AVE  
Country Club Hills, IL 60478

SEND TAX BILL TO:  
RITA JACKSON  
18716 OAKWOOD  
Country Club Hills, IL 60478

*RAOR*

*2pgs*

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## LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 58 (EXCEPTING THEREFROM THE EAST 30 FEET THEREOF) IN ROBERTSON AND YOUNG'S SECOND ADDITION TO HOMEWOOD, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:

17940 Highland Ave  
Homewood, IL 60430

PIN#: 29-31-402-071-0000

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