

UNOFFICIAL COPY

Saturn Title LLC
1720054

182



Doc# 1725549090 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2017 11:06 AM PG: 1 OF 3

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), Stuart Hessing, A MARRIED PERSON of the City of Niles, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Judie M. Wilson, Trustee of the Judie M. Wilson Trust Dated July 19, 2016, of, , 7224 W. Ibsen St., Chicago, IL 60631

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2017 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

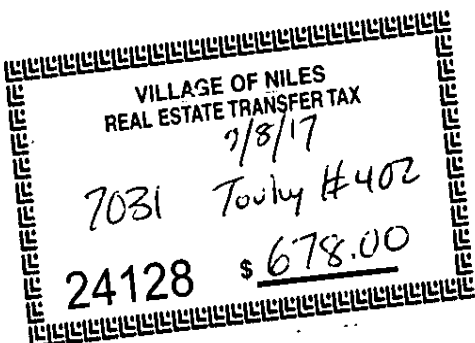
Permanent Index Number(s): 10-31-100-010-1022

Property Address: 7031 W. Touhy Ave., Unit 402, Niles, IL 60714

Dated this 7 day of Sept, 2017.

"THIS IS NOT HOMESTEAD PROPERTY"

Stuart Hessing
Stuart Hessing




REAL ESTATE TRANSFER TAX		11-Sep-2017
COUNTY:		113.00
ILLINOIS:		226.00
TOTAL:		339.00
10-31-100-010-1022 20170901620304 1-496-095-680		

UNOFFICIAL COPY

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 **Stuart Hessing**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

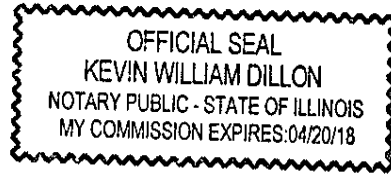
Given under my hand and notarial seal, this 7 day of Sept 2017.



Notary Public

My commission expires: _____

THIS DOCUMENT PREPARED BY:
Jamie Dillon Falardeau
6650 N. Northwest Highway #300
Chicago, IL 60631



MAIL TAX BILL TO:
Judie M. Wilson, Trustee of the Judie M. Wilson Trust Dated July 19, 2016
7031 W. Touhy Avenue, # 402
Niles, IL 60714

MAIL RECORDED DEED TO:
Judie M. Wilson, Trustee of the Judie M. Wilson Trust Dated July 19, 2016

Harry Fournier, Esq.
2001 Midwest Rd.
Suite 206
Oak Brook, IL 60523

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description: **PARCEL 1: UNIT 402C IN THE 7031 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 1 IN PONTARELLI' S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 541.43 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 102.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 233.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 102.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 233.83 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185485 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P7 INDOOR STORAGE SPACE S7 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97185485.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484.

Permanent Index Number(s): 10-31-100-010-1022

Property Address: 7031 W. Touhy Ave., Unit 402, Niles, IL 60714