

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 1726349077 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/20/2017 09:56 AM Pg: 1 of 3

Dec ID 20170901620571  
ST/CO Stamp 1-745-128-384 ST Tax \$236.50 CO Tax \$118.25

*Above Space for Recorder's Use Only*

THE GRANTOR(s) David J. Barts, unmarried man, of the City of Palos Park, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to *(Name and Address of Grantee-s)* Robert A. Weagant of 2916 Brighton Ct, Westchester, Illinois, 60154 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)* hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

\* ARCHIBAID

SUBJECT TO: General taxes for 2017 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 23-26-201-092-0000

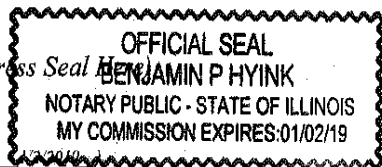
Address of Real Estate:  
23 Commons Dr. Palos Park Illinois 60464-1297

The date of this deed of conveyance is 09/9/2017.

DAVID J BARTS

(SEAL) David J Barts

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 David J Barts 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



*(Impress Seal Here)*

*(My Commission Expires)*

Given under my hand and official seal 09/9/2017.

*Benjamin P. Hyink*

Notary Public

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as:

23 Commons Dr  
Palos Park, Illinois 60464-1297**Legal Description:****PARCEL 1:**

THAT PART OF LOT 5 IN THE "THE COMMONS OF PALOS PARK PHASE 2", BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS ON JULY 20, 1979 AS DOCUMENT NO. 3105635 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 55.00 FEET SOUTHEASTERLY FROM THE MOST NORTH CORNER OF SAID LOTS; THENCE 46.85 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PART OF LOT 5; THENCE CONTINUING SOUTH 13 DEGREES 58 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 32.78 FEET TO A POINT; THENCE SOUTH 82 DEGREES 35 MINUTES 11 SECONDS WEST, FOR A DISTANCE OF 55.20 FEET TO A POINT ON THE MOST SOUTHWESTERLY LINE OF SAID LOT 5; THENCE NORTH 29 DEGREES 43 MINUTES 53 SECONDS WEST, ALONG THE MOST SOUTHWESTERLY LINE OF SAID LOT 5, FOR A DISTANCE OF 32.48 FEET TO A POINT; THENCE NORTH 82 DEGREES 14 MINUTES 54 SECONDS EAST, FOR A DISTANCE OF 90.96 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF LOT 41 IN "THE COMMONS OF PALOS PARK RIDGE 2", AFOREDESCRIBED, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 5; THENCE SOUTH 29 DEGREES 43 MINUTES 53 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 5, FOR A DISTANCE OF 30.39 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PART OF LOT 41; THENCE CONTINUING SOUTH 29 DEGREES 43 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 32.48 FEET TO A POINT; THENCE SOUTH 82 DEGREES 35 MINUTES 11 SECONDS WEST, FOR A DISTANCE OF 23.72 FEET TO A POINT; THENCE NORTH 07 DEGREES 33 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 29.98 FEET TO A POINT; THENCE NORTH 82 DEGREES 14 MINUTES 54 SECONDS EAST, FOR A DISTANCE OF 11.47 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

This instrument was prepared by  
Benjamin Hyink  
Hyink Law Firm  
1234 N. Cedar Road  
New Lenox, IL 60451

Send subsequent tax bills to:  
Robert A Weagant  
23 Commons Dr.  
Palos Park, Illinois 60464-1297

Recorder-mail recorded document to:  
Robert A Weagant Amy Sullivan  
23 Commons Dr. Twickenham  
Palos Park, Illinois 60464-1297  
1025 606th  
SUITE 204  
WISLE, IL 60532

© By FNTIC 2017

**REAL ESTATE TRANSFER TAX**

13-Sep-2017



COUNTY:	118.25
ILLINOIS:	236.50
TOTAL:	354.75

23-26-201-092-0000

| 20170901620571 | 1-745-128-384

# UNOFFICIAL COPY

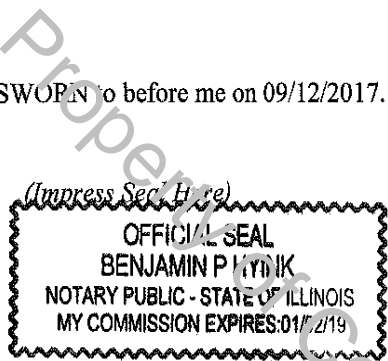
## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Date: September 12, 2017

Signature: DAVID J BARTS  
DAVID J. BARTS, Grantor or Agent

SUBSCRIBED and SWORN to before me on 09/12/2017.



Ben P. Hyink  
Notary Public

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Date: September 12, 2017

Signature: Robert A. Weagant  
ROBERT A. WEAGANT, Grantee

SUBSCRIBED and SWORN to before me on 09/12/2017.



Laurie A. Barnett  
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 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 Act.]