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WARRANTY DEED



Doc# 1726501174 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/22/2017 02:38 PM PG: 1 OF 3

MAIL TO:

Genevieve M. Scanlan
Attorney At Law
6049 W. North Avenue
Oak Park, IL 60302

NAME & ADDRESS OF TAXPAYER:

Robert Keaton
8900 31st Street, Unit 5
Brookfield, IL 60513

FIRST AMERICAN TITLE
FILE # 2877815 (1 of 2)

THE GRANTOR(S), John R. Ragonese and Rosalina Ragonese, husband and wife, of Brookfield, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Buyer, Robert Keaton, individually, Grantee's Address: 376 AA White Water Dr, Brookfield, IL 60513, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:


SEE LEGAL DESCRIPTION ATTACHED


SUBJECT TO: General Real Estate Taxes not yet due and payable, covenants, conditions and restrictions of record, provided they do not interfere with nor restrict the use of the property; and public and utility easements, provided they do not interfere with nor restrict the use and enjoyment of the property.

TO HAVE AND TO HOLD said premises forever and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-27-422-037-0000
Address of Real Estate: 8900 31st Street, Unit 5, Brookfield, IL 60513

Dated this 5 day of September, 2017.


John R. Ragonese (Seal)


Rosalina Ragonese (Seal)

NAME & ADDRESS OF PREPARER:

Robert Lin
700 Commerce Drive, Suite 500
Oak Brook, IL 60523

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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 John R. Ragonese is 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.

Given under my hand and official seal, this 5 day of September, 2017.

Deborah S. Ozanic
Notary Public

[NOTARIAL SEAL]



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 Rosalina Ragonese is 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 5 day of September, 2017.

Deborah S. Ozanic
Notary Public

[NOTARIAL SEAL]



REAL ESTATE TRANSFER TAX

19-Sep-2017



COUNTY: 144.50
ILLINOIS: 289.00
TOTAL: 433.50

15-27-422-037-0000

| 20170901617932 | 0-723-191-744

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

LOT 5 OF THE ALEX TROYANOVSKY SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS DECLARED IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND BY-LAWS OF PRAIRIE SQUARE TOWNHOMES RECORDED OCTOBER 30, 2006, AS DOCUMENT NUMBER 0630317073; AND FURTHER AMENDED BY PRAIRIE SQUARE TOWNHOMES AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED DECEMBER 22, 2006 AS DOCUMENT NUMBER 0635622073, AND AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-27-422-037-0000 Vol. 0172

Property Address: 8900 31st Street, Unit 5, Brookfield, Illinois 60513

Property of Cook County Clerk's Office