

**COLFAX CROSSING
WARRANTY DEED**

UNOFFICIAL COPY

The Grantor, Taylor Morrison of Illinois, Inc., an Illinois Corporation for and in consideration of \$10.00 and other good and valuable consideration in hand paid, and pursuant to authority given by the general partners of said limited partnership, conveys and warrants to: Ruel Ledesma & Don Ledesma & Eleanor Ledesma Grantee(s) not in Tenancy in Common, but as Joint Tenants, the described real estate to wit:



Doc# 1728442037 Fee \$64.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/11/2017 03:27 PM PG: 1 OF 3 REC'S STAMP

Unit 13-3 in the Colfax Crossing Subdivision, As delineated on a survey of the following described real Estate: The south 21.79 feet of the north 85.84 feet Of Lot 13 (as measured perpendicular to the north line) in Colfax Crossing, being a subdivision of part of Section 17, Township 41 North, Range 12, east of the third principal Meridian, according to the plat thereof recorded December 16, 2015 as document number 153045049, in Cook County, Illinois.

COMMONLY KNOWN AS:

1174 Evergreen Avenue
Des Plaines, IL 60016

REAL ESTATE TRANSFER TAX

14-Sep-2017

		COUNTY:	139.50
		ILLINOIS:	279.00
		TOTAL:	418.50
09-17-104-009-0000		20170701697989 1-427-332-032	

SUBJECT TO:

- (a) Covenants, conditions, easements and restrictions of record, including the Declaration of Covenants.
- (b) Current real estate taxes and taxes for subsequent years;
- (c) The Plat of Subdivision, including public, private and utility easements of record.
- (d) Applicable zoning, planned unit development, and building laws and ordinances;
- (e) Acts done or suffered by Grantee and Grantee's mortgage.

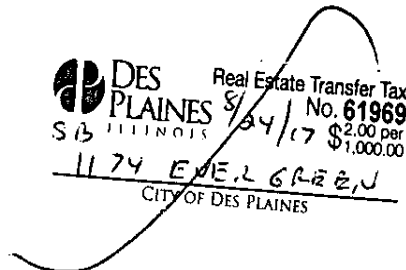
TO HAVE AND TO HOLD forever said premises, not in Tenancy in Common, but as joint Tenants.

Real Estate Index Number: 09-17-104-009-0000 - Cook County

Underlying PIN's: 09-17-100-009, 09-17-100-029, 09-17-100-032, 09-17-100-053, 09-17-100-054, 09-17-100-055, 09-17-100-056, 09-17-100-057

FIRST AMERICAN TITLE
FILE # 2872283

1/2

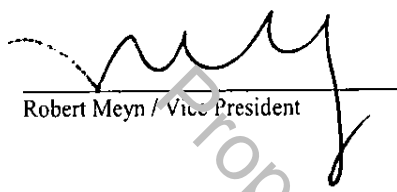


SN
P 3
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SC
INT

UNOFFICIAL COPY

In witness whereof, said Grantor has caused its name to be signed on this instrument by its Vice President, this 28th day of August, 2017.

Taylor Morrison of Illinois, Inc.

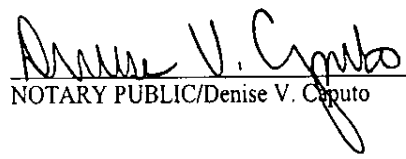
By: 
Robert Meyn / Vice President

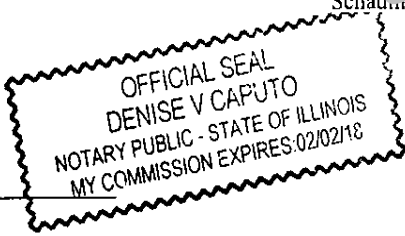
State of Illinois)
) SS
County of Cook)

On this 28th day of August, 2017, before me, a Notary Public, the undersigned officer, personally appeared Robert Meyn, who acknowledged himself (and duly appointed by its Partners) to be Vice President of Taylor Morrison of Illinois, Inc., an Illinois Corporation and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation as Vice President.

Given under my hand and Official seal this 28th day of August, 2017.

Document prepared by:
Denise Caputo, Taylor Morrison of Illinois, Inc.
1834 Walden Office Square, Suite 300
Schaumburg, IL 60173


NOTARY PUBLIC/Denise V. Caputo



After recording, mail to:
Ruel Ledesma, Don Ledesma & Eleanor Ledesma
1174 Evergreen Avenue
Des Plaines, IL 60016

Tax bill mailing address:
Ruel Ledesma, Don Ledesma & Eleanor Ledesma
1174 Evergreen Avenue
Des Plaines, IL 60016

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Including as a reference.

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE SOUTH 21.79 FEET OF THE NORTH 85.84 FEET OF LOT 13 (AS MEASURED PERPENDICULAR TO THE NORTH LINE) IN COLFAX CROSSING, BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 2015 AS DOCUMENT NUMBER 1535045049, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 09-17-104-009

Property Address: 1174 Evergreen Avenue, Des Plaines, Illinois 60016

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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