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WARRANTY DEED, ILLINOIS STATUTORY TENANTS IN COMMON

Doc# 1731255008 Fee \$64.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2017 08:47 AM PG: 1 OF 3

MAIL TO:

Kristen Williams
Attorney at Law
73 West Monroe Street, Suite 305
Chicago, Illinois 60603
847-202-8803 Phone

The Grantor(s), Doris McGee, a single woman, in the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(S) and Warrant(s) to Brian D. Huggins, as to 40% interest, Christine Q. Huggins, as to 20% interest, and Kathleen J. Quinlan, at to 40% interest, as Tenants in Common, in the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number: 15-12-116-025-1005
Property Address: 410 Ashland Avenue, Unit 2B, River Forest, Illinois 60305

Dated this 3 Day of November, 2017

X Doris McGee
Doris McGee

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Doris McGee, is/are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 3 day of November, 2017.

VILLAGE OF RIVER FOREST

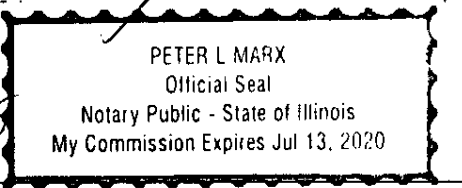


Real Estate Transfer Tax

X _____
Notary Public

Date 10-27-17 Amt Paid \$265.00

Name of Taxpayer: Christine Huggins
410 Ashland Ave #2B
River Forest IL 60305



Prepared by: Attorney, Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634 (773) 283-8960

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Exhibit A

UNIT NUMBER 2-'B', AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 4 (EXCEPT THE NORTH 40 FEET), ALL OF LOTS 5, 6 AND 7 AND THE NORTH 3 FEET OF LOT 8 IN BLOCK 4 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT NUMBER 1291334, IN BOOK 43 OF PLATS, PAGE 20, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 28, 1970, KNOWN AS TRUST NUMBER 1641, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22296294; TOGETHER WITH ITS UNDIVIDED PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

03-Nov-2017



COUNTY:
ILLINOIS:
TOTAL:

132.50
265.00
397.50

15-12-116-025-1003

20171001639518

1-833-615-296

Property of Cook County Clerk's Office