

BB

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Doc# 1734106053 Fee \$42.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/07/2017 02:48 PM PG: 1 OF 3

17BAR42214
PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452

WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

THE GRANTOR(S), JOHN M. RYAN AND ROSEMARY D. RYAN, husband and wife, of the Village of Park Forest, County of Cook, State of Illinois, CONVEY(S) and WARRANT(S) TO JARED BRADHAM AND YOLANDA BRADHAM, of 6166 Old Plank Boulevard, Matteson, IL 60443, * Husband and wife, not as Joint Tenants nor as Tenants in Common but as ** for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: ~~As~~ Tenants by The Entirety

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing

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): 31-36-200-028-1007

UNIT

Address(es) of Real Estate: 168 Lester Road, 68-1, Park Forest, Illinois 60466

4 day of Dec, 2017

John M. Ryan
JOHN M. RYAN

Rosemary D. Ryan
ROSEMARY D. RYAN

Butler Spinas
agent

Butler Spinas
agent

COOK COUNTY
REAL ESTATE
TRANSFER TAX \$11000's 00 Cts

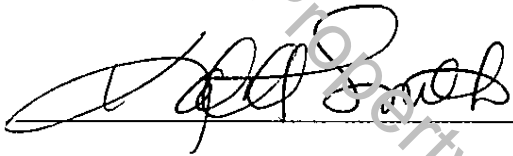
JA

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STATE OF IL, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JOHN M. RYAN is personally known to me to be the same person whose name is subscribed to the forgoing 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 4 day of Dec, 20 17

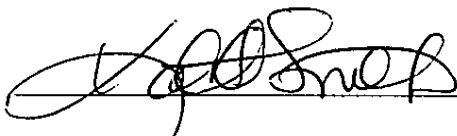
 (Notary Public)



STATE OF IL, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ROSEMARY D. RYAN is personally known to me to be the same person whose name is subscribed to the forgoing 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 4 day of Dec, 20 17

 (Notary Public)



Prepared by:

Joseph M. Talarico, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

Mail To:

Law office of James Hooks

Name and Address of Taxpayer:

Jared Bradham and Yolanda Bradham
168 Lester Road
Park Forest, IL 60466

REAL ESTATE TRANSFER TAX 07-Dec-2017



COUNTY: 11.00
ILLINOIS: 22.00
TOTAL: 33.00

31-36-200-028-1007 | 20171201664107 | 0-318-453-792

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 68-1 AS DELINEATED ON THE CONDOMINIUM AREA PLAT OF SURVEY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22316815 OF BLOCK 4 (EXCEPTING THEREFROM OUT LOT B) BLOCK 5 (EXCEPTING THEREFROM OUTLOT C) BLOCK 6; BLOCK 1 (EXCEPTING THEREFROM THE NORTH 472 FEET) THAT PART OF BLOCK 2 LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE EAST LINE OF LESTER STREET A DISTANCE OF 110 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF MC GARRITY STREET AND SAID EAST LINE THENCE EAST 125 FEET ON A LINE NORMAL TO SAID EAST LINE OF LESTER STREET THENCE NORTH 82 DEGREES EAST 270.0 FEET THENCE NORTH 59 DEGREES 20 MINUTES 04 SECONDS EAST 138 FEET TO A POINT IN THE WEST LINE OF HEMLOCK STREET 70.02 FEET NORTH OF THE NORTH LINE OF MCGARITY STREET AS MEASURED ALONG SAID WEST LINE ALL IN THE SUBDIVISION OF AREA H A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH CONDOMINIUM AREA PLAT OF SURVEY IS RECORDED SIMULTANEOUSLY WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS RESTRICTIONS AND COVENANTS FOR TWIN ARBOR IN PARK FOREST RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22316814 TOGETHER WITH THE PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AND SURVEY AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 168 Lester Road, Unit 68-1, Park Forest, IL 60466
PIN# 31-36-200-028-1007