

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED  
TENANTS BY THE ENTIRETY**  
Statutory (Illinois)  
(Corporation to Individual)

Doc#: 1807401199 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/15/2018 10:22 AM Pg: 1 of 2

Dec ID 20180301613747  
ST/CO Stamp 1-497-269-792 ST Tax \$227.50 CO Tax \$113.75

**MAIL TO:**

Vanessa C. Fry  
The Fry Group LLC  
18W140 Butterfield Road, Suite #1100  
Oakbrook Terrace, IL 60181

**NAME & ADDRESS OF TAXPAYER:**

William Casey and Denise Casey  
16001 S. 88<sup>th</sup> Avenue, Unit #205,  
Orland Park, IL 60462

THE GRANTOR(S), Crosstown Builders, Inc., F/K/A Fischer Real Estate Sales and Consulting, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to William Casey and Denise Casey, 19439 S. Alta Drive, Palos Hills, IL 60465, party of the second part, as Tenants by the Entirety, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

UNIT 205 IN CARRIG RIDGE OF HIGHLAND BROOK CONDOMINIUMS, TOGETHER WITH THE EXCLUSIVE USE OF GARAGE SPACE G-22, A LIMITED COMMON ELEMENT, AS DELINEATED ON THAT CERTAIN SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

LOT 1, IN HIGHLAND BROOK, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THAT DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON MAY 20, 2005 AS DOCUMENT 05-140-27124 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 27-23-119-024-1011  
Property Address: 16001 S. 88th Avenue, Unit #205, Orland Park, IL 60462

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its President, this 14th day of March, 20 18.

Name of Corporation: Crosstown Builders, Inc., F/K/A Fischer Real Estate Sales and Consulting, Inc.

By [Signature]  
Christian Fischer - President

REAL ESTATE TRANSFER TAX 13-Mar-2018

COUNTY:	113.75
ILLINOIS:	227.50
TOTAL:	341.25

FIDELITY NATIONAL TITLE

27-23-119-024-1011 | 20180301613747 | 1-497-269-792

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STATE OF Illinois COUNTY OF Will SS.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Christian Fischer personally known to me to be the President of Crosstown Builders, Inc., F/K/A Fischer Real Estate Sales and Consulting, Inc. and 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 severally acknowledged that as such President, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

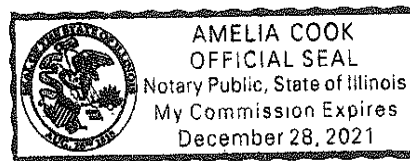
Given under my hand and official seal, this 6th day of March, 2018

Amelia Cook Notary Public

My commission expires Dec 28, 2021

COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph \_\_\_\_, Section 4,  
Real Estate Transfer Act  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

Prepared by:  
Anselmo Lindberg & Associates LLC  
1771 W. Diehl Ste 120  
Naperville, IL 60563



\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

Property of Cook County Clerk's Office