

**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: Christian Barnaba & Stella Abbinate, Grantee(s) not in Tenancy in Common, but as Joint Tenants, the described real estate to wit:

Unit 19-5 in the Colfax Crossing Subdivision, As delineated on a survey of the following described real Estate: The east 29.55 feet of Lot 19 (as measured perpendicular to the east 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 155045049, in Cook County, Illinois.

COMMONLY KNOWN AS:

1186 Colfax Avenue  
Des Plaines, IL 60016

**FIRST AMERICAN TITLE**  
**FILE # 2504147**

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: 09-17-105-004-0000 - 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

DES PLAINES 3/2/18  
 SB ILLINOIS \$2.00 per \$1,000.00  
**Real Estate Transfer Tax No. 62522**  
1186 COLFAX AVE  
 CITY OF DES PLAINES

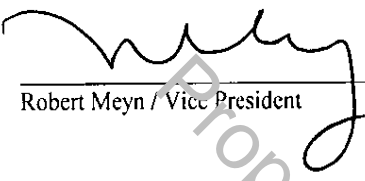
<b>REAL ESTATE TRANSFER TAX</b>		13-Mar-2018
	COUNTY:	163.00
	ILLINOIS:	326.00
	<b>TOTAL:</b>	<b>489.00</b>
09-17-105-004-0000	20180201697832	0-362-673-696

SPS SC INT

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Vice President, this 6<sup>th</sup> day of March, 2018.

**Taylor Morrison of Illinois, Inc.**

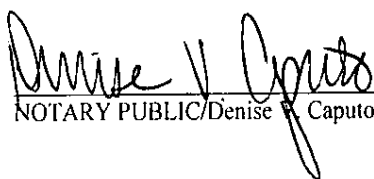
By:   
Robert Meyn / Vice President

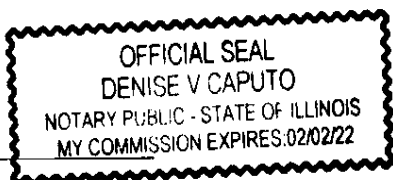
State of Illinois )  
                          )       SS  
County of Cook    )

On this 6<sup>th</sup> day of March, 2018, before me, a Notary Public, the undersigned officer, personally appeared Robert Meyn, who acknowledged himself ( and duly appointed by it 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 6<sup>th</sup> day of March, 2018.

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:  
Christian Barnaba & Stella Abbinante  
1186 Colfax Avenue  
Des Plaines, IL 60016

Tax bill mailing address:  
Christian Barnaba & Stella Abbinante  
1186 Colfax Avenue  
Des Plaines, IL 60016