

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

FIRST AMERICAN TITLE
FILE # 2904437



Doc# 1818633353 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2018 02:42 PM PG: 1 OF 3

Preparer File:
FATIC No.: 2904437

THE GRANTOR(S) Valentine Chatelier and Puneeta Chatelier, his wife, of the Village of Tinley Park, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Claude Sullivan and Lillie Sullivan, husband and wife of EA of 821 S. 20th Street, Maywood of the County of COOK, State of ILLINOIS, not in tenancy in common, not in joint tenancy, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Grantors, for themselves and their successors and assigns, hereby covenant and represent that they have not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that they will warrant and defend the premises against all persons lawfully claiming by, through or under the Grantors.

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):
27-34-413-063-0000

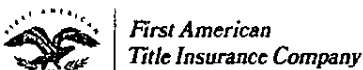
Address(es) of Real Estate: 9051 Newcastle Court
Tinley Park, IL 60487

Dated this 4th day of MAY, 2018.

By: [Signature]
Valentine Chatelier

By: [Signature]
Puneeta Chatelier

S Y
P 3
S N
SC Y
INT Y



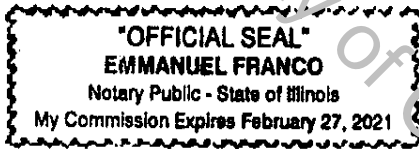
UNOFFICIAL COPY

Prepared by:
Drake James Leoris, Jr.
Leoris & Cohen, P.C.
622 Laurel Avenue
Highland Park, IL 60035

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Valentine Chatelier, 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 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 4th day of May, 2018.

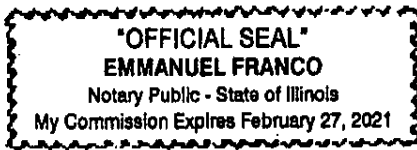


Emmanuel Franco
Notary Public

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Puneeta Chatelier, 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 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 4th day of May, 2018.



Emmanuel Franco
Notary Public

Mail to:
Luke J. Keller
15317 Oak Road
Oak Forest, IL 60452

Name and Address of Taxpayer:

Claude Sullivan and
Lillie Sullivan
9051 Newcastle Court
Tinley Park, IL 60487

REAL ESTATE TRANSFER TAX		25-Jun-2018
COUNTY:	ILLINOIS:	132.50
TOTAL:		265.00
		397.50
27-34-413-063-0000		
20180601699378 0-024-345-888		



First American
Title Insurance Company

UNOFFICIAL COPY

Exhibit "A" – Legal Description

THAT PART OF LOT 29, IN GALLAGHER AND HENRY'S MANSFIELD COURT TOWNHOMES UNIT 11, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 2004, AS DOCUMENT NO. 0433727156, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 29; THENCE SOUTH 89 DEGREES 45 MINUTES 35 SECONDS EAST 75.23 FEET, ALONG THE NORTH LINE OF SAID LOT 29 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 45 MINUTES 35 SECONDS EAST 31.54 FEET, ALONG SAID NORTH LINE; THENCE SOUTH 00 DEGREES 14 MINUTES 25 SECONDS WEST 128.75 FEET, TO THE SOUTH LINE OF SAID LOT 29; THENCE NORTH 89 DEGREES 45 MINUTES 35 SECONDS WEST 31.54 FEET, ALONG SAID SOUTH LINE, THENCE NORTH 00 DEGREES 14 MINUTES 25 SECONDS EAST 128.75 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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



*First American
Title Insurance Company*

Special Warranty Deed - Individual