

UNOFFICIAL COPY

Doc# 1819029199 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2018 11:00 AM Pg: 1 of 4

Dec ID 20180701618823
ST/CO Stamp 1-189-849-888 ST Tax \$205.00 CO Tax \$102.50

WARRANTY DEED

The GRANTOR, Charles Rice II, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS to Norman Boyd, (GRANTEE), all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* C * Married Man
See Exhibit A

This is investment property. Grantor has never occupied or lived in the property. Consequently there are no Homestead Laws of the State of Illinois to waive and Grantor conveys the property to Grantee TO HAVE AND TO HOLD said premises, forever

Address of Real Estate 2908 Bartonwood Walk, Hazel Crest, IL 60429

Permanent Real Estate Index Number: 28-36-107-031-0000

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this 13th day of June, 2018.



Charles Rice II

FIDELITY NATIONAL TITLE

SC18013346

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State of Illinois

County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Charles Rice II, 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 and delivered the said instrument, as Grantor, as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and seal, this 13th day of June, 2018.

Commission expires 05/23/2022



Notary Public



REAL ESTATE TRANSFER TAX		06-Jul-2018
	COUNTY:	102.50
	ILLINOIS:	205.00
	TOTAL:	307.50
28-36-107-031-000 20180701618823 1-189-849-888		

This instrument was prepared by:
Robert Rothstein, Esq.
123 W. Madison, Suite 1000
Chicago, IL 60602

After recording return to:

Mail future tax bills to:

Norman C Boyd
2908 Buttonwood Walk
Hazel Crest, IL
60429

Same

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 312 IN THE THIRD ADDITION TO PACESETTER KNOLLCREST, HARRY M. QUINN MEMORIAL SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate 2908 Buttonwood Walk, Hazel Crest, IL 60429

Permanent Real Estate Index Number: 28-36-107-031-0000

SUBJECT, HOWEVER, TO:

SUBJECT TO:

- 1) GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2017 (2nd INSTALLMENT) AND 2018.
- 2) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
- 3) BUILDING LINE 25 FEET FROM STREET LINES AS SHOWN ON PLAT OF THIRD ADDITION TO PACESETTER KNOLLCREST HARRY M. QUINN MEMORIAL SUBDIVISION RECORDED OCTOBER 9, 1962 AS DOCUMENT NO. 18613911.
- 4) ZONING AND BUILDING LAWS AND ORDINANCES.
- 5) PUBLIC, DRAINAGE AND UTILITY EASEMENTS, INCLUDING:

UTILITY EASEMENTS, AS SHOWN ON PLAT OF THIRD ADDITION TO PACESETTER KNOLLCREST HARRY M. QUINN MEMORIAL SUBDIVISION RECORDED OCTOBER 9, 1962 AS DOCUMENT NO. 18613911 OVER THE EAST 5 FEET, THE NORTH 5 FEET AND THE NORTHWEST 5 FEET OF THE LAND.

UTILITY EASEMENT OVER THE AREA AS SHOWN BY DOTTED LINES AND MARKED 'EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE

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AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES, ALSO WITH RIGHT OF ACCESS THEREOF AS GRANTED TO THE ILLINOIS TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN OR PART OF SUBDIVISION RECORDED OCTOBER 9, 1962 AS DOCUMENT 18613911.

- 6) EXISTING LEASES AND TENANCIES, IF ANY

Property of Cook County Clerk's Office