

**COLFAX CROSSING
WARRANTY DEED**

UNOFFICIAL COPY



Doc# 1830412082 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2018 11:51 AM PG: 1 OF 2

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 partner of said corporation conveys and warrants to:

Theresa F. Holden,

Grantee(s) not in Tenancy in Common, nor as Joint Tenants, But as tenancy in severalty, the described real estate to wit:

Unit 2-4 in the Colfax Crossing Subdivision as Delineated on a survey of the following described Real Estate:

The north 32.27 feet of the south 57.27 fee of Lot 2, (as measured perpendicular to the south 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 1535045042, in Cook County, Illinois.

RECORDER'S STAMP

COMMONLY KNOWN AS:

1181 Colfax Avenue
Des Plaines, IL 60016

DES PLAINES ILLINOIS
Real Estate Transfer Tax No. 63317
\$2.00 per \$1,000.00
9/28/18
1181 COLFAX AVE
CITY OF DES PLAINES

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 nor as joint Tenant but as tenancy in severalty

Real Estate Index Number: **09-17-106-004 - 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

FIRST AMERICAN TITLE
FILE # 2940269

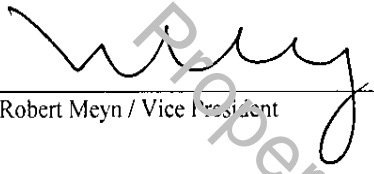
REAL ESTATE TRANSFER TAX		18-Oct-2018
COUNTY:	ILLINOIS:	175.50
TOTAL:		526.50
09-17-106-004-0000	20180901683245	1-025-936-544

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Vice President, this ²⁸28th day of September, 2018.

TAYLOR MORRISON OF ILLINOIS, INC.

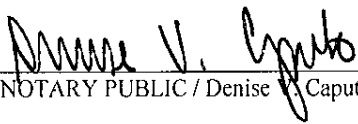
By: 
Robert Meyn / Vice President

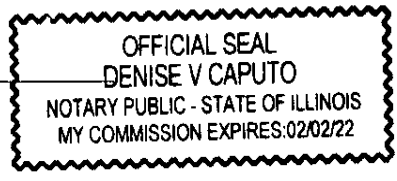
State of Illinois)
) SS
County of Cook)

On this 28th day of September, 2018, before me, a Notary Public, the undersigned officer, personally appeared Robert Meyn, who acknowledged himself (and duly appointed by its 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 forgoing instrument for the purposes therein by signing the name of the corporation as Vice President.

Given under my hand and Official seal this ²⁸28th day of September, 2018.

Document prepared by:
Denise Caputo, Taylor Morrison of Illinois, Inc.
1834 Walden Office Square #300
Schaumburg, IL 60173


NOTARY PUBLIC / Denise Caputo



After recording, mail to:
Theresa F. Holden
1181 Colfax Avenue
Des Plaines, IL 60016

Tax bill mailing address:
Theresa F. Holden
1181 Colfax Avenue
Des Plaines, IL 60016