

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc# 1834804023 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2018 11:08 AM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 2928927

Preparer File:
FATIC No.: 2928927

THE GRANTOR, Brittany K. Crawford, unmarried, of the City of Park Ridge, County of Cook, State Illinois of 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 Jacob Walley and Kerry Walley, husband and wife, of 100 Brickton Place, Park Ridge, 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

Grantor, for herself and her successors and assigns, hereby covenants and represents that she has not done, or suffered to be done, anything whereby the premises hereby conveyed in, or may be, in any manner encumbered or charged, except as recited herein, and that she will warrant and defend the premises again all persons lawfully claiming by, through or under the Grantor.

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):
09-27-221-036-0000

Address(es) of Real Estate: 710 N. Hamlin Avenue
Park Ridge, IL 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 45332

Dated this 10th day of September, 20 18

By:
Brittany K. Crawford

SP
P
S
SC
INT

REAL ESTATE TRANSFER TAX		12-Dec-2018
COUNTY:	ILLINOIS:	240.00
TOTAL:		480.00
		720.00
09-27-221-036-0000 20181201650638 1-611-750-048		

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

STATE OF OHIO COUNTY OF Cuyahoga SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brittany K. Crawford, 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 10th day of Sept, 2018.

Lynn M. Copple
Notary Public

Mail to:
Mark J. Watychowicz
51~~5~~ E. Northwest Highway
Mount Prospect, IL 60056

Name and Address of Taxpayer:
Jacob Walley and Kerry Walley
710 N. Hamlin Avenue
Park Ridge, IL 60068

LYNN M. COPPLE
NOTARY PUBLIC • STATE OF OHIO •
Recorded in Cuyahoga County
My commission expires 3/17/2020



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Exhibit "A" – Legal Description

LOT 4 IN SCAFA'S RESUBDIVISION OF LOTS 1, 2, 4 AND 5 IN THE FIRST ADDITION TO HAMLIN-BROADWAY ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 4 IN COLUMBIA SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF RAILROAD OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 1960 AS DOCUMENT 17749832, ALSO THE VACATED SOUTH 1/2 OF MILTON AVENUE LYING EAST OF THE EAST LINE OF BROADWAY AVENUE, EXTENDED NORTH AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S RIGHT OF WAY, ALSO VACATED AVONDALE AVENUE LYING WEST OF THE WEST LINE OF HAMLIN AVENUE EXTENDED NORTH, AND SOUTH OF THE SOUTH LINE OF MILTON AVENUE, EXTENDED EAST (EXCEPT THE NORTH 25 FEET, AS MEASURED ON THE WEST LINE OF HAMLIN AVENUE, OF THE EASTERLY 9.0 FEET AS MEASURED ON THE NORTHERLY LINE OF SAID AVONDALE AVENUE), 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.

