

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (Illinois)

734276 1/2

THE GRANTORS, JAMES P. FALK AND DAWN L. FALK, HUSBAND AND WIFE, of the village of ORLAND PARK 60467, County of COOK and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, do hereby CONVEY and WARRANT to CODY R. CASE, AND ELIZABETH M. LERRO, Husband and wife whose address is \_\_\_\_\_,



\*19050191070\*

Doc# 1905019107 Fee \$44.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/19/2019 04:12 PM PG: 1 OF 4

Not as JOINT TENANTS, the following described Real Estate, situated in the County of COOK, State of Illinois, to wit: or as Tenants in Common, but as Tenants by JL Entirety

SEE ATTACHED

ADDRESS OF PROPERTY: 17259 LAKEBROOK DR, ORLAND PARK, IL 60467

PROPERTY INDEX NUMBER: 27-30-416-018-0000, Volume 147

**SUBJECT ONLY TO THE FOLLOWING, IF ANY:** covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED FEB 6<sup>th</sup>, 2019.

[Signature]  
JAMES P. FALK

[Signature]  
DAWN L. FALK

STATE OF Illinois (PC), COUNTY OF \* Cook \* (PC); SS \* Feb 2019

The undersigned, a Notary Public in State aforesaid, DO HEREBY CERTIFY that JAMES P. FALK AND DAWN L. FALK, personally known to me to be the same persons whose names subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 6<sup>th</sup> day of Feb 2019.

[Signature]  
Notary Public



S Y  
P 4  
S N  
SC Y  
INT ~~AB~~

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THIS INSTRUMENT PREPARED BY: The Law Office of Joseph M. Kosteck, 20527 S. LaGrange Rd, Frankfort, IL 60423

MAIL TO:

**White & Ekker**

(NAME)

160 S. Municipal Dr., Ste. 100

(ADDRESS)

Sugar Grove, IL 60554

(CITY, STATE, ZIP)

MAIL SUBSEQUENT TAX BILLS TO:

**Cody R. Case and Elizabeth M. Lerro**

(NAME)

**17259 LAKEBROOK DR**

(ADDRESS)

**ORLAND PARK, IL 60467**

(CITY, STATE, ZIP)

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## EXHIBIT "A"

### PARCEL 1:

LOT 37-4 IN BROOK HILLS P. U. D. TOWNHOMES PHASE 3, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST QUARTER OF SECTION 30 AND THE NORTHEAST QUARTER OF SECTION 31, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 1992 AS DOCUMENT 92149975.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BROOKHILLS TOWNHOMES RECORDED OCTOBER 18, 1989 AS DOCUMENT NUMBER 89492484 AS AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM MARQUETTE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 18, 1976, KNOWN AS TRUST NO. 7565 TO MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 11246 RECORDED 4/16/92 AS DOCUMENT NUMBER 92249804.

### PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR INGRESS AND EGRESS OVER, UPON AND THROUGH LOTS D, E AND G, AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 92149975 AND CREATED BY THE DEED REFERRED TO IN PARCEL 2 ABOVE.

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**REAL ESTATE TRANSFER TAX**

13-Feb-2019



<b>COUNTY:</b>	116.50
<b>ILLINOIS:</b>	233.00
<b>TOTAL:</b>	349.50

27-30-416-018-0000

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