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Doc#: 1912057069 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/30/2019 11:37 AM Pg: 1 of 3

WARRANTY DEED

19.20061

NORTH AMERICAN TITLE CO.

Dec ID 20190401651373
ST/CO Stamp 1-318-714-272 ST Tax \$265.00 CO Tax \$132.50

THE GRANTORS, **CALEB JENNINGS WORK AND ERIN EILEEN HUDON, N/K/A ERIN EILEEN WORK**, a married couple, of the City of Palos Heights, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANT to **KEVIN V. MEEGAN AND SUSAN MEEGAN**, a married couple, of 9117 S. Utica, Evergreen Park, IL, 60805, as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

PERMANENT INDEX NUMBER: 24-31-201-083-0000

THIS INSTRUMENT WAS PREPARED BY:
Kathy Svanascini, Attorney at Law
MIDWEST LAW GROUP
12608 S. Harlem Avenue
Palos Heights, IL 60463

PROPERTY ADDRESS:
602 Feldner Ct.
Palos Heights, IL 60463

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing

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DATED this 20th day of April, 2019.

Caleb Jennings Work
CALEB JENNINGS WORK

Erin Eileen Work
**ERIN EILEEN HUDON,
N/K/A ERIN EILEEN WORK**

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **CALEB JENNINGS WORK AND ERIN EILEEN HUDON, N/K/A ERIN EILEEN WORK**, personally known to me to be the same persons whose names are subscribed to the foregoing 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of April, 2019.

Kathleen S. Mascini
NOTARY PUBLIC
commission expires



MAIL TO:
Tom Scannell
9906 S Westpark
Chicago 60643

SEND SUBSEQUENT TAX BILLS TO:
Kevin Meegan
602 Feldner Ct.
Palos Heights, IL 60463

REAL ESTATE TRANSFER TAX		26-Apr-2019
COUNTY:		132.50
ILLINOIS:		265.00
TOTAL:		397.50

24-31-201-083-0000 | 20190401651373 | 1-318-714-272

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EXHIBIT "A" Legal Description

Issuing Office File No.: 15822-19-20061-IL Commitment No.: 15822-19-20061-IL

Parcel 1:

That part of Lot 6 in the Villas of Palos Heights, Planned Unit Development, being a Subdivision of the North 671.53 feet (except the East 900 feet thereof and except the West 165 feet of the North 283 feet thereof and except that part taken for highway) of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 37 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at the Northwest Corner of said Lot 6;
Thence due East, along the North line of said Lot 6, 170.23 feet;
Thence South 0 degrees 23 minutes 47 seconds West 46.04 feet to a point of beginning, said point lying on the Easterly extension of the center line of a party wall,
Thence North 89 degrees 33 minutes 04 seconds West, along said extension and center line, 72.67 feet to an intersection with the center line of a Party Wall;
Thence South 0 degrees 47 minutes 18 seconds West, along said center line and the Southerly extension thereof, 39.16 feet;
Thence South 89 degrees 36 minutes 13 seconds East 72.94 feet;
Thence North 0 degrees 23 minutes 47 seconds East 39.09 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 as created by the the Declaration of Party Wall Rights, Covenants, Conditions and Restrictions and Easements for the Villas of Palos Heights recorded July 1, 1994 as Document 94578976 and by Deed from Chicago Title and Trust Company, as Trustee under Trust Number 1098688 to Elwood H. Michel 1990 Trust dated November 15, 1990 recorded November 17, 1994 as Document 94977968 & re-recorded December 30, 1994 as Document 04085328 for ingress and egress, in Cook County, Illinois.