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This instrument prepared by:

Jill Beda Daniels
Jill Daniels LLC
29 S. Brainard Avenue
La Grange, Illinois 60525

Doc#. 1917149371 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/20/2019 01:23 PM Pg: 1 of 3

Dec ID 20190601602767
ST/CO Stamp 1-519-063-136 ST Tax \$204.00 CO Tax \$102.00

Grantee's Address §
MAIL TAX BILL TO:

Brendan L. Willis
10448 Canterbury St.
Westchester, IL 60154

MAIL RECORDED DEED TO:

John O'Leary
7375 North Ave
Riverview, FL
33569

WARRANTY DEED

Statutory (Illinois)

*aka Wilbert G. James, Sr.

The Grantor, **Wilbert G. James*** of the City of Joliet, County of Will, Illinois, a widower, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to **Brendan L. Willis**** (hereinafter "Grantee"),

**a single man and Richard J Willis and Margaret M Willis, husband and wife, as joint tenants

*** and not since remarried

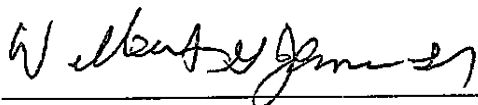
all right, title and interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

See Attached Legal Description, Exhibit A

COMMONLY KNOWN AS: 10448 Canterbury St., Westchester, IL 60154
PIN: 15-20-400-103-0000

SUBJECT TO: General real estate taxes for 2018 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

IN WITNESS WHEREOF, this deed was executed by the undersigned on the 30th day of May, 2019.



Wilbert G. James

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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 **Wilbert G. James** 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of May, 2019.

Kathleen M. Swift Notary Public



REAL ESTATE TRANSFER TAX		18-Jun-2019
COUNTY:		102.00
ILLINOIS:		204.00
TOTAL:		306.00

15-20-400-103-000 | 20190601602767 | 1-519-063-136

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

Dated: June 13 2019

Printed: Mary K. Davis

Signed: Mary K Davis

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EXHIBIT "A"

PARCEL 1: LOT 478 (EXCEPT THE WEST 20 FEET THEREOF) AND ALL OF LOT 479 IN GEORGE F. NIXON'S AND COMPANY'S CIVIC CENTER ADDITION TO WESTCHESTER IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE 20 FOOT VACATED ALLEY LYING NORTH AND ADJOINING PARCEL 1, SAID ALLEY VACATED BY ORDINANCE DATED MAY 25, 1976 AND RECORDED JULY 8, 1976 AS DOCUMENT NO. 23550891, IN COOK COUNTY, ILLINOIS.

Property address: 10448 Canterbury Street, Westchester, IL 60154
Tax Number: 15-20-400-103-0000

Property of Cook County Clerk's Office