

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)

Doc#: 1923349060 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/21/2019 09:15 AM Pg: 1 of 2

THE GRANTOR

DIANE L. MOXLEY,
an unmarried person,
of 18120 Waterside Circle, Orland Park,
Illinois, for and in consideration of TEN
and NO/100 (\$10.00) DOLLARS, and
other good and valuable consideration
in hand paid,

Dec ID 20190801653203
ST/CO Stamp 1-591-579-232 ST Tax \$288.00 CO Tax \$144.00

CONVEYS and WARRANTS to
JAMES M. DILLON,
A SINGLE MAN

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:
(See attached for legal description), hereby releasing and waiving any and all rights under and
by virtue of the Homestead Exemption Laws of the State of Illinois, and subject to covenants,
conditions, restrictions of record, public and utility easements, roads and highways, and real
estate taxes not due and payable as of the date of this document.

Permanent Index Number (PIN): 27-31-416-025-0000
Address of Real Estate: 18120 Waterside Circle, Orland Park, IL 60467

DATED this 29 day of MARCH, 2019

Diane L. Moxley
DIANE L. MOXLEY

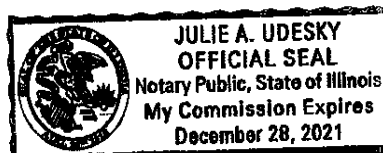
State of Illinois, County of Cook ss I, the undersigned, a
Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
DIANE L. MOXLEY personally known to me to be the same person whose name is subscribed
to the foregoing Warranty Deed, appeared before me this day in person, 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 29th day of March, 2019

Commission expires December 28, 2021
Julie A. Udesky

This instrument was prepared by James F. Young, 53 West Jackson Boulevard, #820, Chicago,
Illinois 60604

FIDELITY NATIONAL TITLE 0019006291



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LEGAL DESCRIPTION:

of premises commonly known as 18120 Waterside Circle, Orland Park, Illinois:

PARCEL 1: THE NORTHWESTERLY 27.50 FEET OF THAT PART OF LOT 228 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST MOST NORTHEAST CORNER OF SAID LOT 228, THENCE SOUTH 30 DEGREES 53' 17" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 228, A DISTANCE OF 59.68 FEET; THENCE NORTH 59 DEGREES 06' 43" WEST, A DISTANCE OF 2.68 FEET, TO THE POINT OF BEGINNING, THENCE SOUTH 63 DEGREES 01' 16" WEST, 80.00 FEET; THENCE NORTH 26 DEGREES 58' 44" WEST, 131.00 FEET; THENCE NORTH 63 DEGREES 01' 16" EAST, 80.00 FEET; THENCE SOUTH 26 DEGREES 58' 44" EAST, 131.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING; IN THE PRESERVE AT MARLEY CREEK PHASE II, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINE IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 08136910 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Mail to:

Schussler & Kutubis Ltd.
9631 W. 153RD St. #35
Orland Park, IL 60467

Send Subsequent Tax Bills To:

James M. Dillon
18120 Waterside Circle
Orland Park IL 60467

REAL ESTATE TRANSFER TAX

20-Aug-2019



COUNTY:	144.00
ILLINOIS:	288.00
TOTAL:	432.00

27-31-406-025-0000

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