

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 1925455099 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/11/2019 09:27 AM Pg: 1 of 2

Dec ID 20190901684503  
ST/CO Stamp 1-508-412-000 ST Tax \$245.00 CO Tax \$122.50

*Above Space for Recorder's Use Only*

THE GRANTOR(S) Lawrence Richard Karns and Sue Marie Karns, Trustees of the Karns Living Trust dated December 22, 2016, of the Village of Matteson, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Brittany Hall as ~~unmarried woman~~ of 26858 Dixie Hwy, Crete, Illinois, 60417 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2018 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 31-34-404-071-000

Address(es) of Real Estate: 4200 Dewey Ave, Matteson, Illinois, 60443

The date of this deed of conveyance is Dated this 10<sup>th</sup> day of September, 2019.

Lawrence Richard Karns  
Lawrence Richard Karns, Trustee

Sue Marie Karns  
Sue Marie Karns, Trustee

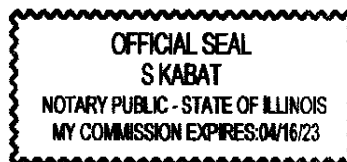
State of Illinois, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lawrence Richard Karns and Sue Marie Karns, Trustees, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 Dated this 10<sup>th</sup> day of September, 2019.

FIDELITY NATIONAL TITLE 0019014759

S. Kabat

Notary Public



# UNOFFICIAL COPY



## LEGAL DESCRIPTION

For the premises commonly known as: 4200 Dewey Ave

Matteson Illinois 60443

**Legal Description:**

LOT 26 IN BLOCK 3 IN TREMBLY'S RICHTON PARK ESTATES IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

<b>REAL ESTATE TRANSFER TAX</b>		09 Sep-2019
	<b>COUNTY:</b>	22.50
	<b>ILLINOIS:</b>	245.00
	<b>TOTAL:</b>	367.50
31-34-404-021-0000	20190901684503	1-508-412-000

This instrument was prepared by:  
 Beth Mann  
 Law Office of Beth Mann, P.C.  
 15127 S. 73rd Ave. - Ste: F  
 Orland Park, IL 60462

Send subsequent tax bills to:  
 Brittany Hall  
 4200 Dewey Ave.  
 Matteson IL 60443

Recorder-mail recorded document to:  
 Cross Town Legal  
 Kathleen Cunningham  
 19201 S. Lagrange #205  
 Mokena IL 60448