

UNOFFICIAL COPY

WARRANTY DEED



1930934147D

Doc# 1930934147 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/05/2019 01:54 PM PG: 1 OF 5

741198 0 of 2

MAIL TO:

Robert Hennessy
11800 S. 75th Avenue
Suite 101
Palos Heights, IL 60463

NAME AND ADDRESS OF TAXPAYER:

Christopher Higgins
12313 S. 91st Avenue
Palos Park, IL 60464

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

M.

L.

THE GRANTOR(S), Guy Hollis, a divorced and not remarried man and Kathleen Hollis, A divorced and not remarried woman, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Buyer, Christopher Higgins, of 11800 S. 75th Avenue, Third Floor, Palos Heights, IL 60463, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

PARCEL I:

THE SOUTH 74-1/2 FEET OF THE NORTH HALF OF BLOCK 2 AND THE SOUTH HALF OF BLOCK 2 EXCEPT THE SOUTH 117 FEET THEREOF IN MONSON AND SMITH'S FIRST ADDITION TO PALOS PARK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 ~~NORTH~~ NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL II:

THE WEST HALF OF VACATED CHERRY STREET LYING EAST OF AND ADJOINING THE SOUTH 74-1/2 FEET OF THE NORTH HALF OF BLOCK 2 AND THE SOUTH HALF OF BLOCK 2 EXCEPT THE SOUTH 117 FEET THEREOF IN MONSON AND SMITH'S FIRST ADDITION TO PALOS PARK. BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. ALL IN COCK COUNTY, ILLINOIS.

Permanent Index Number(s): 23-27-402-006-0000

Parcel is commonly known as: 12313 S. 91st Avenue Palos Park, IL 60464

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 subject to a) general real estate taxes not due and payable at the time of closing; b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances which conform to the present usage of the premises; d) public and utility easements which serve the premises; e) public roads and highways, if any; f) party wall rights and agreements, if any; and g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

S 1
P 5
S 1
M N
SC Y
E N
INT B

UNOFFICIAL COPY

DATED: 10/2, 2019

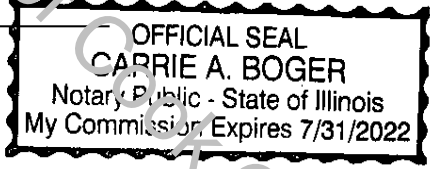
Seller Guy Hollis (SEAL) _____

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 Guy Hollis, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/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 notarial seal, this 2nd day of October 2019.

Carrie Boger
Notary Public



NAME AND ADDRESS OF PREPARER:
Dennis M. Walsh
16335 Harlem Suite 400
Tinley Park, IL 60477

Property of Cook County Clerk's Office

UNOFFICIAL COPY

DATED: 10-2-2019, 2019

Kathleen Hollis (SEAL)
Seller Kathleen Hollis



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 Kathleen Hollis, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/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 notarial seal, this 2 day of October 2019.

[Signature]
Notary Public



NAME AND ADDRESS OF PREPARER:

Dennis M. Walsh
16335 Harlem Suite 400
Tinley Park, IL 60477

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL I:

THE SOUTH 74-1/2 FEET OF THE NORTH HALF OF BLOCK 2 AND THE SOUTH HALF OF BLOCK 2 EXCEPT THE SOUTH 117 FEET THEREOF IN MONSON AND SMITH'S FIRST ADDITION TO PALOS PARK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL II:

THE WEST HALF OF VACATED CHERRY STREET LYING EAST OF AND ADJOINING THE SOUTH 74-1/2 FEET OF THE NORTH HALF OF BLOCK 2 AND THE SOUTH HALF OF BLOCK 2 EXCEPT THE SOUTH 117 FEET THEREOF IN MONSON AND SMITH'S FIRST ADDITION TO PALOS PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

01-Nov-2019



COUNTY:	270.00
ILLINOIS:	540.00
TOTAL:	810.00

23-27-402-006-0000

| 20191001629384 | 0-922-542-432