

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2004949034 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 02/18/2020 08:03 AM Pg: 1 of 2

Dec ID 20200101601048

ST/CO Stamp 1-497-143-136 ST Tax \$289.00 CO Tax \$144.50

THIS INDENTURE WITNESSETH,

That the Grantor(s)

LOIS V. JAMES, Trustee of the

James Trust dated 9/11/2019

of the City of Flossmoor,

in the County of Cook

and State of Illinois

for and in consideration of the sum of One

Dollar and other good and valuable

consideration, the receipt of which is

hereby acknowledged, CONVEY and WARRANT to

ESPERANZA MCSWEEN POWELL

whose address is 22577 Briar Ct., Richton Park, Illinois

the following described real estate, to-wit:

LOT 28 IN BLOCK 2 IN HEATHER HILL FIRST ADDITION, BEING RAYMOND F. LUTGERT'S SUBDIVISION OF THAT PART OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1964 AS DOCUMENT NO. 19064933 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON MARCH 16, 1964, AS DOCUMENT NO. LR2140267, IN COOK COUNTY, ILLINOIS.

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 paid and payable at time of closing

Property Address: 2933 Scott Crescent Court, Flossmoor, Illinois 60422

Parcel Number: 31-12-119-045-0000

situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 31st day of January, 2020.

FIRST AMERICAN TITLE
FILE # 3009825

Lois V. James

LOIS V. JAMES

Trustee of the James Trust dated 9/11/2019

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STATE OF ILLINOIS

ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LOIS V. JAMES, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, 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 31 day of January, 2020.



NOTARY PUBLIC



Future taxes to: Esperanza McSween-Powell
2933 Scott Crescent Court
Flossmoor, Illinois 60422

Return doc. to: Mike Brady
Attorney at Law
20950 S. Frankfort Sq., Unit B
Frankfort, Illinois 60423

Prepared by: Attorney Erich Pavel III
3 South 650 River Road
Warrenville, Illinois 60555

Property of Cook County Clerk's Office