

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2005245092 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/21/2020 09:55 AM Pg: 1 of 2

Dec ID 20200201612263
ST/CO Stamp 0-254-732-128 ST Tax \$154.00 CO Tax \$77.00

FIRST AMERICAN TITLE
FILE # 3006686

FATIC No.: 3006686

THE GRANTOR(S) James W. Bodman and Rhonda A. Bodman, husband and wife, of Northfield, IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Jeffrey Bowden, a single man

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1911, IN THE WILLOW HILL CONDOMINIUMS, AS DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT A IN WILLOW HILL CONSOLIDATION NO. 1, OF LOTS 1 TO 8 INCLUSIVE; AND LOT B IN WILLOW HILL CONSOLIDATION NO. 2 OF LOTS 9 TO 21, BOTH INCLUSIVE, AND VACATED ALLEYS ADJOINING, IN BLOCK 7 IN GEROGE F. NIXON AND COMPANY FIRST ADDITION TO NORTHFIELD, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT 17 IN COUNTY CLERK DIVISION IN SAID SECTION 24, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 94942411, AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Address: 1911 Willow Hill Ct., Northfield, IL 60093 PIN: 04-24-404-024-1023 VOL. 133

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 due and payable at the time of Closing.

NOT A HOMESTEAD PROPERTY

Address: 1911 Willow Hill Ct., Northfield, IL 60093
PIN: 04-24-404-024-1023 VOL. 133

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By: [Signature]
James W. Bodman

By: [Signature]
Rhonda A. Bodman

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, James W. Bodman and Rhonda A. Bodman, personally known to me (or proved with satisfactory evidence) to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of January, 20 20

[Signature]
Notary Public



Prepared by:
Brooke H. Matteucci
Matteucci Law Office
744 S. Spring Ave.
La Grange, IL 60525

Mail to:

The Rogers Law Group
100 South Saunders Road, Suite 150,
Lake Forest, IL 60045

Name and Address of Taxpayer:

Jeffrey Bowden
1911 Willow Hill Ct.
Northfield, IL 60093

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