

UNOFFICIAL COPY

Warranty Deed (Tenants by the Entirety)

Doc#. 2011503227 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/24/2020 11:40 AM Pg: 1 of 3

MAIL TAX BILL TO:

Brian E. Reynolds and Maxine B. Reynolds
2049 Glenwood Lansing Road
Lynwood, Illinois 60411

Dec ID 20200301646773
ST/CO Stamp 0-118-778-080 ST Tax \$143.00 CO Tax \$71.50

MAIL RECORDED DEED TO:

Tom Tozer
1820 Ridge Road, Suite 101
Homewood, Illinois 60430

THE GRANTOR(S), **TIMOTHY S. FORSYTHE AND BARBARA J. FORSYTHE**, husband and wife, of Lynwood, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEY(S) AND WARRANT(S)** to **BRIAN E. REYNOLDS AND MAXINE B. REYNOLDS, HUSBAND AND WIFE**, of the State of Illinois, AS Joint tenants with Rights of Survivorship, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE EAST 2 ACRES OF THE WEST 5 ACRES OF THAT PART LYING EAST AND ADJOINING THE WEST 150 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 32-12-200-003
Property Address: 2049 Glenwood Lansing Road, Lynwood, IL 60411

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.



Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. To have and to hold said premises not as joint tenants or tenants in common, but as tenants by the entirety forever.

DATED this 26 day of March, 2020.

[Signature]
TIMOTHY S. FORSYTHE

[Signature]
BARBARA J. FORSYTHE

1092
0020000108
FIDELITY NATIONAL TITLE

REAL ESTATE TRANSFER TAX		13-Apr-2020
	COUNTY:	71.50
	ILLINOIS:	143.00
	TOTAL:	214.50

32-12-200-003-0000 | 20200301646773 | 0-118-778-080

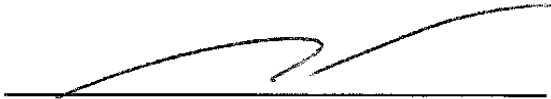
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STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **TIMOTHY S. FORSYTHE AND BARBARA J. FORSYTHE**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as 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 notarial seal this 26th day of March, 2020.





Notary Public

PREPARED BY:
Fisher Berardi Law
Attorney Andrew Costa
14919 Founders Crossing
Homer Glen, Illinois 60491

Property of Cook County Clerk's Office

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KAREN A. STUKEL WILL COUNTY RECORDER AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF WILL) SS

Jeffrey L. Fisher, being duly sworn on oath, states that affiant resides at
207 South Wake Street, Wilmington, IL

That the attached deed is not in violation of Section 1 of the Plat Act (765f ILCS 205/1) for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

10. This conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 9th day of April, 2020
Maria W. Testa-Haldorson
Notary Public

[Signature]
AFFIANT

