

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)

STC 708830 ^{1/2} _{Das}

Doc#: 2014007087 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/19/2020 09:47 AM Pg: 1 of 2

THE GRANTORS: ALBERT L. CAPONIGRO and TERRI M. CAPONIGRO

Dec ID 20200401666348
ST/CO Stamp 1-993-807-072 ST Tax \$330.00 CO Tax \$165.00

CAPONIGRO, husband and wife, of the City of Palos Heights, Cook County, State of Illinois, for and in consideration of Ten and no/100 Dollars (10.00) in hand paid, **CONVEY AND WARRANT to: DWAYNE FOX and KATHLEEN FOX**, husband and wife, of 238 Ian Lane New Lenox, Il 60451, as tenants by the entirety, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

**not as joint tenancy and not as tenants in common*

LEGAL DESCRIPTION ON REVERSE SIDE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2017 and subsequent years.

Permanent Real Estate Index Number: 24-29-103-080-0000

STEWART TITLE
700 E. Ditch Road, Suite 180
Joplarville, IL 60553

Address of Real Estate: 6189 Princeton Lane Palos Heights, Illinois 60463

DATED this 24th day of April, 2020.

Albert L. Caponigro (Seal)
ALBERT L. CAPONIGRO

Terri M. Caponigro (Seal)
TERRI M. CAPONIGRO

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

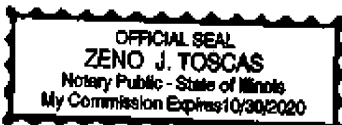
REAL ESTATE TRANSFER TAX		30-Apr-2020	
	COUNTY:	ILLINOIS:	165.00
	ILLINOIS:	TOTAL:	330.00
			495.00
24-29-103-080-0000		20200401666348 1-993-807-072	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALBERT L. CAPONIGRO and TERRI M. CAPONIGRO, are 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 official seal, this 24th day of April, 2020

My Commission expires: 10/30 2020.

Zeno J. Toscas
NOTARY PUBLIC



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LEGAL DESCRIPTION

Parcel 1:

The Southeasterly 43.00 feet (as Measured along the Northeasterly Line thereof) of the following described Portion of Lot 3, bounded and described as follows: Commencing the Westmost corner of said Lot 3; thence North 60 degrees 40 minutes 14 second East along the Northerly line of said Lot 3 a Distance of 32.57 feet; thence South 29 degrees 19 minutes 46 seconds East 9.80 feet to the point of beginning; thence North 54 degrees 33 minutes 57 seconds East 81.00 feet; thence South 35 degrees 26 minutes 03 seconds East 26.00 feet; thence South 54 degrees 33 minutes 57 seconds West 81.00 feet; thence North 35 degrees 26 minutes 03 seconds West 86.00 feet to the herein designated point of beginning in the Hamptons of Palos, a subdivision in the Northwest 1/4 of Section 29, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Non-Exclusive Easements for the benefit of Parcel 1 as set forth in the Declaration of Party Wall Rights, Conditions, Restrictions and Easements for the Hamptons Palos Townhouse Association Recorded January 22, 2002 as Document Number 0020084972.

This instrument was prepared by:
 THE LAW OFFICES OF ANGELO J. TOSCAS
 12616 S HARLEM AVE
 PALOS HEIGHTS, ILLINOIS 60463

MAIL TO:

Dwayne Fox
6189 Princeton Lane
Palos Hts, IL 60463

SEND SUBSEQUENT TAX BILLS TO:

Dwayne Fox
6189 Princeton Lane
Palos Hts, IL 60463