

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory 2020-1013486  
(Illinois) 1 of 2

Mail to:  
DeFrenza Mosconi, P.C.  
707 Skokie Blvd., Suite 410  
Northbrook, IL 60062

Name & address of taxpayer:  
Philip Corsei and Kimberly Doce  
2451 Rhodes Avenue  
River Grove, IL 60171



\*2014708037D\*

Doc# 2014708037 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/26/2020 09:41 AM PG: 1 OF 3

THE GRANTOR, Marys Lane Ringtail, LLC, of Channahon, Illinois a limited liability company, created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Members of said limited liability company.

CONVEY AND WARRANT to Philip Corsei, an unmarried man, and Kimberly Doce, an unmarried woman, of 1531 Franklin Ave Riverforest, IL 60305, AS JOINT TENANTS, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH 20 FEET OF LOT 22 AND THE SOUTH 20 FEET OF LOT 23 IN BLOCK 12 IN RHODES AND CLARK'S SUBDIVISION OF THE 76.75 ACRES IN THE SOUTH EAST 1/4 OF SECTION 27 AND THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH RANGE 12, SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property*

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 in fee simple forever.

Permanent index number: 12-27-427-034-0000  
Property address: 2451 Rhodes Avenue, River Grove, IL 60171  
DATED this 13th day of March, 2020.

Brenda Murzyn, Authorized Agent  
Marys Lane Ringtail, LLC

### REAL ESTATE TRANSFER TAX

26-May-2020



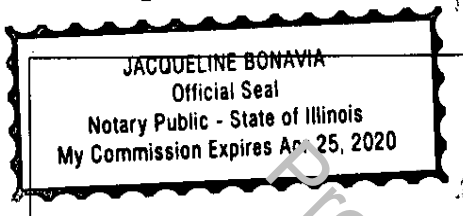
COUNTY:	142.50
ILLINOIS:	285.00
TOTAL:	427.50

12-27-427-034-0000

| 20200301638206 | 0-683-400-416

**UNOFFICIAL COPY****WARRANTY DEED****Statutory (Illinois)**

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brenda Murzyn, Authorized Agent of Marys Lane Ringtail, LLC



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and the person acknowledged it signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 13<sup>th</sup> day of March, 2020.

Commission expires

Jacqueline Bonavia  
Notary Public

Recorder's Office Box No.

VILLAGE OF RIVER GROVE  
**Property  
Inspection**

No 4245  
OK 03/13/2020  
Approved

**NAME AND ADDRESS OF PREPARER:**

Brenda Murzyn, Attorney at Law  
1300 Iroquois Drive, Suite 125  
Naperville, IL 60563

Return to:  
Lakeland Title Services  
1300 Iroquois Ave., Ste 100  
Naperville, IL 60563

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Situated in the County of Cook, State of Illinois, to wit:

The North 20 feet of Lot 22 and the South 20 feet of Lot 23 in Block 12 in Rhodes and Clark's Subdivision of the 76.75 Acres in the South East 1/4 of Section 27 and the Southwest 1/4 of Section 26, Township 40 North, Range 12, South of the Indian Boundary Line, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 12-27-427-034-0000

Property of Cook County Clerk's Office