



2020657040

Doc# 2020657040 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2020 12:11 PM PG: 1 OF 3

1-2
WARRANTY DEED
ILLINOIS STATUTORY
20 HST 1033 7
THE GRANTOR (NAME AND ADDRESS)

Southern Cross Capital, LLC
11902 Winding Trails
Willow Springs, IL 60480

(The Above Space for Recorder's Use Only)

THE GRANTOR Southern Cross Capital, LLC, a Corporation licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Vincent William Distasio and Lauren Marie Playo, husband and wife, of 3118 S. Wells St., Chicago, IL 60616, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 23-06-402-011-0000

Property Address: 119 Santa Fe Lane, Willow Springs, IL 60480

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; 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.

Dated this 16th day of July, 2020.

Southern Cross Capital, LLC

REAL ESTATE TRANSFER TAX

24-Jul-2020



COUNTY: 175.00
ILLINOIS: 350.00
TOTAL: 525.00

23-06-402-011-0000

| 20200601605872 | 0-710-979-296

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Southern Cross Capital, 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 acknowledged that it signed, sealed and delivered in the instrument as its 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 16th day of June, 2020.
Michelle Wienczek
Notary Public



THIS INSTRUMENT PREPARED BY
KBC Law Group
225 W Washington Street, Suite 1301
Chicago, IL 60606

MAIL TO:
Paul Garver
Hawbecker & Garver LLC
26 Blaine Street
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

Vincent William Distasio
119 Santa Fe Lane
Willow Springs, IL 60480

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOT 48 IN THE WINDINGS OF WILLOW RIDGE PHASE II, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 09095991, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 48; THENCE NORTH 33 DEGREES 12 MINUTES 40 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 48, A DISTANCE OF 78.53 FEET; THENCE NORTH 51 DEGREES 10 MINUTES 44 SECONDS EAST, 91.16 FEET EAST TO THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 49 MINUTES 16 SECONDS WEST, ALONG SAID CENTER LINE, 57.00 FEET; THENCE SOUTH 51 DEGREES 10 MINUTES 44 SECONDS WEST, 20.00 FEET; THENCE SOUTH 38 DEGREES 49 MINUTES 16 SECONDS EAST, 17.17 FEET; THENCE SOUTH 83 DEGREES 58 MINUTES 58 SECONDS EAST, 4.33 FEET; THENCE SOUTH 16 DEGREES 12 MINUTES 47 SECONDS WEST, 4.17 FEET; THENCE SOUTH 51 DEGREES 10 MINUTES 44 SECONDS WEST, 7.12 FEET TO THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 38 DEGREES 49 MINUTES 16 SECONDS EAST, ALONG SAID CENTER LINE, 33.83 FEET, THENCE NORTH 51 DEGREES 10 MINUTES 44 SECONDS EAST, 27.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 119 Santa Fe Lane, Willow Springs, IL 60480
PIN # 23-06-402-011-0000