

# UNOFFICIAL COPY



\*2031310053D\*

Doc# 2031310053 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/10/2020 11:05 AM PG: 1 OF 3



Chicago Title Insurance Company

## Warranty DEED ILLINOIS STATUTORY

Chicago Title

*DOCSA 795061 CO & BV7*

THE GRANTOR(S), FRED A. COLEMAN, <sup>divorced</sup> of the City of Steger, Counties of Cook and Will, State of Illinois for and consideration of in hand paid, CONVEY(S) and Warrant(s) to Jessica Wagner, (GRANTEE'S ADDRESS) 308 ROYAL DR., STEGER, ILLINOIS of the Counties of Cook and Will, all interest in the following described Real Estate situated in the in the State of Illinois, to wit: *\*an unmarried woman*

SEE ATTACHED

**SUBJECT TO:** CONVENANTS AND RESTRICTIONS OF RECORD AND BULDING LIENS AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THIS IS NON-HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 32-35-303-008-0000

Address(es) of Real Estate: 308 ROYAL DR., STEGER, ILLINOIS 60475

Dated this 8<sup>th</sup> day of September, 2020

FRED A. COLEMAN

### REAL ESTATE TRANSFER TAX

01-Oct-2020



COUNTY:	195.00
ILLINOIS:	390.00
TOTAL:	585.00

32-35-303-008-0000 | 20200801677599 | 1-643-865-568

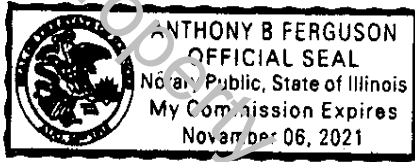
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P 3  
S 1  
M      
SC      
E      
INT B

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STATE OF ILLINOIS, COUNTIES OF COOK and WILL ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT FRED A. COLEMAN personally known to me to be the same person(s) whose name(s) is 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 8<sup>th</sup> day of September, 2020



*[Handwritten Signature]*  
\_\_\_\_\_  
(Notary Public)

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**Prepared By:** MILLER FERGUSON  
ATTORNEY AT LAW  
954 W. Washington, Suite 510  
Chicago, IL 60607

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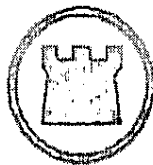
**Mail To:**  
JESSICA WAGNER  
308 ROYAL DR  
STEGER, ILLINOIS 60475

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**Name & Address of Taxpayer:**  
JESSICA WAGNER  
308 ROYAL DR  
STEGER, ILLINOIS 60475

Property of Cook County Clerk's Office

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CHICAGO TITLE  
COMPANY

## EXHIBIT "A" LEGAL DESCRIPTION

Order No. 20CSA785061LP

For APN/Parcel ID(s): **32-35-303-008-0000**

LOT 8, IN ROYAL OAK ESTATES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE SOUTH 14 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4); ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF. RECORDED MAY 24, 1996 AS DOCUMENT 96396715, IN COOK COUNTY, ILLINOIS.

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