

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#. 2032207196 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/17/2020 09:13 AM Pg: 1 of 3

Dec ID 20200901692826  
ST/CO Stamp 1-011-327-968 ST Tax \$335.00 CO Tax \$167.50

**FIRST AMERICAN TITLE**  
**FILE #** 3052684

Preparer File: Donkel to Coulter/McBride  
FATIC No.: 3052684

THE GRANTOR(S) R. Scott Donkel and Nancy Primo-Donkel, of the Village of Flossmoor, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Nathaniel Coulter and Dominica F. McBride, husband and wife, as tenants by the entirety, of City of Chicago, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2020 and subsequent years

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

Permanent Real Estate Index Number(s): 31121160220000

Address(es) of Real Estate: 2912 Sunset Avenue  
Flossmoor, IL 60422

Dated this 14th day of Sept, 20 20

R. Scott Donkel  
R. Scott Donkel

Nancy Primo-Donkel  
Nancy Primo-Donkel



First American  
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF

COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT R. Scott Donkel and Nancy Primo-Donkel, personally known to me to be the same person(s) whose name(s) 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 14th day of Sept, 20 20.



April Macaluso  
Notary Public

Prepared by:

Keough & Moody, PC  
114 East Van Buren Ave  
Naperville, IL 60540

Mail to:

Christopher J. Goluba, P.C.  
5277 Trillium Blvd.  
Hoffman Estates, IL 60192

Name and Address of Taxpayer:

Nathaniel Coulter & Dominica F. McBride  
2912 Sunset Avenue  
Flossmoor, IL 60422



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## Exhibit "A" – Legal Description

LOT 22 IN BLOCK 2 OF HEATHER HILL RESUBDIVISION, BEING RAYMOND L. LUTGERT'S SUBDIVISION OF THAT PART OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED THE 8TH DAY OF JANUARY, A.D., 1963 AS DOCUMENT NO. 18691973 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



*First American  
Title Insurance Company*

Warranty Deed - Individual