

UNOFFICIAL COPY

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Doc#: 2105301225 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2021 10:06 AM Pg: 1 of 3

Dec ID 20210101607528
ST/CO Stamp 0-257-549-328 ST Tax \$429.00 CO Tax \$214.50

WARRANTY DEED ILLINOIS STATUTORY

Mail To:

Margaret Montroy
1 Aspen Court
Lemont, IL 60439

Name & Address of Taxpayer:

Patrick Montroy and Margaret Montroy
1 Aspen Ct
Lemont, IL, 60439

Prepared by: *Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

THE GRANTOR(S) Brent J. Nichols and Nicole C. Nichols, husband and wife of 1 Aspen Ct, Lemont, State of Illinois, 60439, 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 Patrick Montroy and Margaret Montroy, _____

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

- Individually
- as Tenants in Common
- as Joint Tenants
- not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 940. S Thurlow, Hinsdale, IL 60521, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

SUBJECT TO: 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.

Permanent Real Estate Index Number: 22-30-207-060-0000

Address of Real Estate: 1 Aspen Court, Lemont, IL, 60439

REAL ESTATE TRANSFER TAX		02-Feb-2021	
	COUNTY:	214.50	
	ILLINOIS:	429.00	
	TOTAL:	643.50	
22-30-207-060-0000		20210101607528	0-257-549-328

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

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Dated this 5th day of January, 20 21.

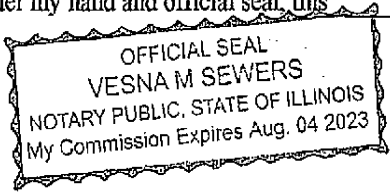
Brent J. Nichols
Brent J. Nichols

Nicole C. Nichols
Nicole C. Nichols

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Brent J. Nichols**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 5th day of January, 20 21.

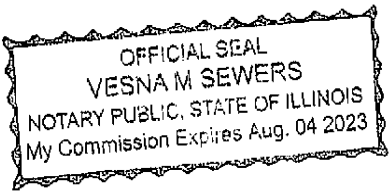


Vesna M Sewers (Notary Public)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Nicole C. Nichols**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 5th day of January, 20 21.



Vesna M Sewers (Notary Public)

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Exhibit A

LOT 156 IN TIMBERLINE 1, BEING A SUBDIVISION OF PART OF LOTS 1, 2, 3, 27 AND 28 OF COUNTY CLERKS DIVISION OF SECTION 29 AND 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office