

# UNOFFICIAL COPY

## ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

### PROPERTY IDENTIFICATION NUMBER:

**31-35-330-001-0000**

### MAIL RECORDED DEED TO:

GREGORY AND DANA POSLEY  
23054 FARM TRACE DRIVE  
RICHTON PARK ILLINOIS 60471

Doc#: 2115920207 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/08/2021 10:24 AM Pg: 1 of 3

Dec ID 20210501621575

ST/CO Stamp 1-089-863-184 ST Tax \$295.00 CO Tax \$147.50

## ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT

NOW COMES THE GRANTOR (OWNING A 100% INTEREST BASED ON DOC#0626102017):

**GRANTOR: ROBERT ROBINSON** (a MARRIED MAN\* NOT

SUBJECT TO HOMESTEAD RIGHTS) of 23054 FARM TRACE DRIVE, IN RICHTON PARK, IL 60471,

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN

HAND PAID, DOES NOW CONVEY AND WARRANT on this THIRD DAY OF MAY APRIL IN THE

YEAR 2021 to the following GRANTEES AS TENANTS BY THE ENTIRETY for whom the **FUTURE**

### TAX BILL SHOULD BE MAILED TO:

**GRANTEE A: GREGORY T. POSLEY** (HUSBAND) &

**GRANTEE B: DANA N. POSLEY** (WIFE) AS TENANTS BY THE ENTIRETY

23054 FARM TRACE DRIVE, IN RICHTON PARK, ILLINOIS 60471, in RICH TOWNSHIP

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

### COMMONLY REFERRED TO ADDRESSES:

23054 FARM TRACE DRIVE, IN RICHTON PARK, ILLINOIS 60471, in RICH TOWNSHIP

**PROPERTY INDEX NUMBERS: 31-35-330-001-0000**

**LEGAL DESCRIPTION:** SEE ATTACHED PAGE THREE (3)

FIDELITY NATIONAL TITLE

Lot 2  
OC20049370

**THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,**

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, ILLINOIS 60473

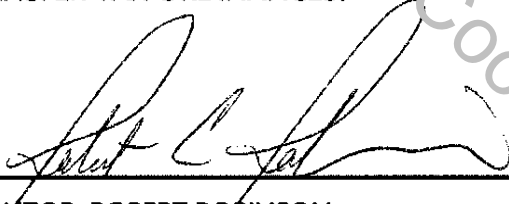
PAGE 1 OF 3 including LEGAL DESCRIPTION

# UNOFFICIAL COPY

**ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 2**

FURTHERMORE, THIS WARRANTY DEED CONVEYS THE 100% INTEREST IN FEE SIMPLE OWNED BY ROBERT ROBINSON, WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED ON JULY 25TH, 2006 AND RECORDED ON SEPTEMBER 18TH, 2006 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 0626102017.

Finally, the **GRANTOR: ROBERT ROBINSON (A MARRIED MAN)** does now hereby **WAIVE & RELEASE ALL RIGHTS TO HIS 100% INTEREST** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEES LISTED ABOVE, SPECIFICALLY, MR. GREGORY T. POSLEY (A MARRIED MAN) & MS. DANA N. POSLEY (A MARRIED WOMAN), LOCATED AT 23054 FARM TRACE DRIVE IN RICHTON PARK, ILLINOIS 60471 in **FEE SIMPLE**. Also, this WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/9 AND IS SUBJECT TO ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX PROVISION, and the corresponding COOK COUNTY & VILLAGE OF RICHTON PARK provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.



GRANTOR: ROBERT ROBINSON

4/30/2021

DATE SIGNED ABOVE:

**NOTARY VERIFICATION SECTION**

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, ATTORNEY MARIO A. REED, ESQ. A NOTARY PUBLIC in the STATE OF ILLINOIS while in the COUNTY OF COOK do hereby swear and affirm that ROBERT ROBINSON appeared before me on THE ABOVE-INDICATED DATE and affixed his respective signature, to the foregoing WARRANTY DEED under its own free and voluntary act while free from any undue influence.

**PLEASE STAMP NOTARY STAMP BELOW:**

4/30/2021

DATE NOTARIZED ABOVE:



NOTARY PUBLIC SIGNATURE ABOVE:



**UNOFFICIAL COPY**

ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 3

**ATTACHED LEGAL DESCRIPTION**

LOT ONE (1) IN FARM TRACE SUBDIVISION PHASE TWO (2),  
 BEING A SUBDIVISION OF PART OF THE SOUTHWEST  
 QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF  
 SECTION THIRTY-FIVE (35) NORTH, RANGE THIRTEEN (13) EAST  
 OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION  
 OF OUTLOT "A" IN FARM TRACE SUBDIVISION PHASE ONE (1),  
 BEING A SUBDIVISION OF PART OF THE SOUTHWEST  
 QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF  
 SECTION THIRTY-FIVE (35), TOWNSHIP THIRTY-FIVE (35)  
 NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL  
 MERIDIAN, ACCORDING TO THE PLOT THEREOF RECORDED 9-  
 14-99 AS DOCUMENT NUMBER 99871442, IN COOK COUNTY,  
 ILLINOIS.

ILLINOIS, COOK COUNTY &amp; VILLAGE OF RICHTON PARK TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX

05-May-2021



COUNTY:	147.50
ILLINOIS:	295.00
TOTAL:	442.50

31-35-330-001-0000 | 20210501621575 | 1-089-863-184