

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2117208265 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2021 03:09 PM Pg: 1 of 3

Dec ID 20210401600680
ST/CO Stamp 1-351-218-704 ST Tax \$257.00 CO Tax \$128.50

(The space above for Recorder's use only)

The Grantor, SANDRA M. MADDUX, a single person for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to CHRISTINA BOHNE of 15201 Oxford Drive, Oak Forest, IL 60452, all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 17349 Brook Crossing Court, Orland Park, IL 60467 legally described as:

*A Single person

SEE ATTACHED EXHIBIT A



SUBJECT TO: General real estate taxes for 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 Index Number (PIN): 27-30-414-061-0000

Address of Real Estate: 17349 BROOK CROSSING COURT, ORLAND PARK, IL 60467

Dated this 15th day of April, 2021.

REAL ESTATE TRANSFER TAX		19-Apr-2021
	COUNTY:	128.50
	ILLINOIS:	257.00
	TOTAL:	385.50
27-30-414-061-0000 20210401600680 1-351-218-704		

Sandra M Maddux (SEAL)
SANDRA M. MADDUX

FIDELITY NATIONAL TITLE OC 21011195

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STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SANDRA M. MADDUX personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 15th day of April, 2021.



John N Farrell
NOTARY PUBLIC

Commission expires 4/13/2025

This instrument was prepared by: Mary K. Farrell Tracy, Attorney at Law, 10610 S. Cicero Avenue, 1st Floor, Oak Lawn, IL 60453

MAIL TO:

Margha Ross
Attorney at Law
21239 S. LaGrange Road
Frankfort, IL 60423

GRANTEES ADDRESS

SEND SUBSEQUENT TAX BILLS TO:

Christina Behne
17999 Brook Crossing Court,
Orland Park, IL 60467

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 15-4 (EXCEPT THE SOUTHWESTERLY 0.26 FEET THEREOF) AND THE SOUTHWESTERLY 0.58 FEET OF LOT 15-5 IN BROOK HILLS P.U.D. TOWNHOMES PHASE 2, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BROOK HILLS TOWNHOMES RECORDED OCTOBER 18, 1989 AS DOCUMENT 89492484 AS AMENDED FOR TIME TO TIME AND AS CREATED BY DEED FROM MARQUETTE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 18, 1976 KNOWN AS TRUST NUMBER 7565 TO MARY LOUISE BERRY RECORDED NOVEMBER 16, 1992 AS DOCUMENT 92249788.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR INGRESS AND EGRESS OVER, UPON AND THROUGH LOT C AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 90264144 AND CREATED BY THE DEED REFERRED TO IN PARCEL 2 ABOVE.

Permanent Index Number (PIN): 27-30-414-061-0000

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