

# UNOFFICIAL COPY

## PRECISION TITLE

PK21-15851 2/3

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Cheryl Goss

Doc#: 2125706059 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2021 08:32 AM Pg: 1 of 3

Dec ID 20210901659944  
ST/CO Stamp 0-549-596-944 ST Tax \$205.00 CO Tax \$102.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Cheryl Goss, divorced and not remarried, of for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Michelle R Cooper, A SINGLE WOMAN, of, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Grantor's Address: 421 N Leclaire Ave, Chicago, IL 60644

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 15-15-323-014-0000



Property Address: 2027 S 18th Ave, Broadview, IL 60155

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.

Dated this 21 day of August, 2021.

  
\_\_\_\_\_  
Cheryl Goss

REAL ESTATE TRANSFER TAX		01-Sep-2021
	COUNTY:	102.50
	ILLINOIS:	205.00
	TOTAL:	307.50
15-15-323-014-0000   20210901659944   0-549-596-944		

**TRANSFER STAMP**  
CERTIFICATION OF COMPLIANCE

Village of Broadview  
8/30/21 SL

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STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cheryl Goss personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as 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 notarial seal, this 21 day of August, 2021.

Nateasa Ware  
Notary Public



THIS INSTRUMENT PREPARED BY  
James R Nelson  
Law Office of James R. Nelson & Associates LLC  
617 Devon Ave.  
Park Ridge, IL 60068

**MAIL TO:**

Timothy P. McHugh LTD  
360 W Butterfield Rd  
300  
Elmhurst, IL 60126

**SEND SUBSEQUENT TAX BILLS TO:**

Michelle R Cooper  
2027 S 18th Ave  
Broadview, IL 60155

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 63 IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION ROOSEVELT ROAD 17TH AVENUE SUBDIVISION OF LOTS 1, 2, 3, 5, 7 AND 8 IN OWNER'S PARTITION OF THE SOUTH 83.2 ACRES OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office