

# UNOFFICIAL COPY

## ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

## PROPERTY IDENTIFICATION NUMBER:

**29-27-210-025-0000**

## MAIL RECORDED DEED TO:

**MR. CARL MASON**

**17049 PARKSIDE AVENUE**

**SOUTH HOLLAND, IL 60473**

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

NOW COME THE GRANTORS (OWNING A 100% INTEREST BASED ON DOC#1007546010):

**GRANTORS: MICHAEL C. WESLEY** (a MARRIED MAN) &

**LUCRETIA A. WESLEY** (a MARRIED WOMAN) AS TENANTS BY THE ENTIRETY

of 17049 PARKSIDE AVENUE, IN SOUTH HOLLAND, IL 60473, in THORNTON TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on this SIXTEENTH DAY OF MARCH IN THE YEAR 2022 to the following GRANTEE for whom the **FUTURE TAX BILL SHOULD BE MAILED TO:**

**GRANTEE: CARL MASON** (a MARRIED MAN)

of 17049 PARKSIDE AVENUE, IN SOUTH HOLLAND, IL 60473, in THORNTON TOWNSHIP

**THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:**

**COMMONLY REFERRED TO ADDRESS: 17049 PARKSIDE AVE., SOUTH HOLLAND, IL 60473**

**PROPERTY INDEX NUMBER: 29-27-210-025-0000 | LEGAL DESCRIPTION: SEE ATTACHED**

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

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

PAGE 1 OF 4 including S HOLLAND CERT. OF PAYMENT

Doc#: 2208028024 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/21/2022 10:05 AM Pg: 1 of 4

Dec ID 20220301652722

ST/CO Stamp 0-972-361-104 ST Tax \$280.00 CO Tax \$140.00

**FIDELITY NATIONAL TITLE  
OC22003264**

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## 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 MICHAEL C. WESLEY & LUCRETIA A. WESLEY, AS TENANTS BY THE ENTIRETY, WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED ON MARCH 11TH, 2010 AND RECORDED ON MARCH 16TH, 2010 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 1007546010.

Finally, the **GRANTORS: MICHAEL C. WESLEY (A MARRIED MAN) & LUCRETIA A. WESLEY (A MARRIED WOMAN)** do now hereby **WAIVE & RELEASE ALL RIGHTS TO THEIR 100% INTEREST** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE. SPECIFICALLY, CARL MASON, LOCATED AT 17049 PARKSIDE AVENUE, IN SOUTH HOLLAND, ILLINOIS 60473 in **FEE SIMPLE**. Also, this WARRANTY DEED PURSUANT TO §765 ILCS 5/9 and is SUBJECT TO ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31 and the CORRESPONDING COOK COUNTY TRANSFER TAX PROVISION FOR THE GRANTEE TO HAVE AND HOLD SAID PREMISES FOREVER.

  
GRANTOR: MICHAEL C. WESLEY (OWNER OF RECORD)

  
MON., MARCH 14TH, 2022:

  
GRANTOR: LUCRETIA A. WESLEY (OWNER OF RECORD)

  
MON., MARCH 14TH, 2022:

### 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 MICHAEL C. WESLEY & LUCRETIA A. WESLEY appeared before me on WEDNESDAY, MARCH 16TH, 2022 and affixed their respective signatures to the foregoing WARRANTY DEED under their own free and voluntary act while free from any undue influence.

### PLEASE STAMP NOTARY STAMP BELOW:

  
NOTARY PUBLIC SIGNATURE ABOVE:





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

**ATTACHED LEGAL DESCRIPTION**

LOT FIFTY-FIVE (55) IN THORNWOOD ESTATES, A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ILLINOIS & COOK COUNTY TRANSFER TAX STAMPS**

REAL ESTATE TRANSFER TAX		16-Mar-2022
		COUNTY: 140.00
		ILLINOIS: 280.00
		TOTAL: 420.00
29-27-210-025-0000	20220301652722	0-972-361-104

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Michael Wesley**  
Mailing Address: **17049 Parkside Ave, South holland, IL 60473**  
Telephone No.: **708-808-0814**  
Attorney or Agent: **Mario Reed**  
Telephone No.: **708-808-0814**  
Property Address: **17049 Parkside Avenue**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-27-210-025-0060**  
Water Account Number: **0190008000**  
Date of Issuance: **3/11/2022**

State of Illinois )  
County of Cook )

This instrument was acknowledged before  
me on March 11 2022 by

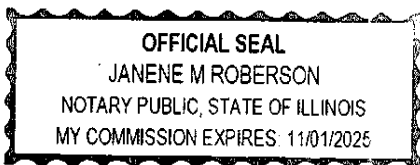
Jane M Roberson

Jane M Roberson

(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Michelle R. Kelly  
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.