

45410 1/2

UNOFFICIAL COPY

Doc#: 2315047011 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 09:36 AM Pg: 1 of 4

Dec ID 20230501623420
ST/CO Stamp 0-968-624-848 ST Tax \$580.00 CO Tax \$290.00

WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Mary Ennis, a single woman 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 William N. Erickson and Susan Snow, *husband and wife, qs **, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**joint tenants with rights of survivorship*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 24-31-216-004-0000

Property Address: 407 Shadow Creek Court, Palos Heights, IL 60463

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 5 day of May, 2023.

Mary Ennis
Mary Ennis

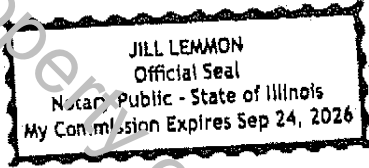
Grantee Address: 12112 75th Ave, Palos Heights IL.

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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, CERTIFY THAT Mary Ennis 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 they signed, sealed and delivered in the instrument as 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 notarial seal, this 5 day of May, 2023.



Jill Lemmon
Notary Public

THIS INSTRUMENT PREPARED BY
Thomas S. McLaughlin
McLaughlin Law Group
15812 S. Wolf Rd.
Orland Park, IL 60467

MAIL TO:

Scott Ladewig
5600 W. 127TH ST.
CRESTWOOD, IL 60418

SEND SUBSEQUENT TAX BILLS TO:

William N. Erickson AND SUEAN SNOW
407 Shadow Creek Court
Palos Heights, IL 60463

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File #: 45416

Exhibit "A"

Property Address: 407 Shadow Creek Court, Palos Heights, IL 60463

County: Cook

Tax Parcel #: 24-31-216-004-0000

PARCEL 1:

LOT 57 OF WESTGATE VALLEY ESTATES UNIT 2, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AS DOCUMENT NUMBER 09103789, IN COOK COUNTY, ILLINOIS.

PARCEL 2:



AN EASEMENT FOR THE ENJOYMENT AND USE OF THE COMMON AREAS AS DISCLOSED ON EXHIBIT "A" OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 13, 1999 AS DOCUMENT 99465828.

Acuity Title
5301 Dempster St., Suite 206
***** Skokie, IL 60077 *****

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REAL ESTATE TRANSFER TAX	17-May-2023
	
	
COUNTY:	290.00
ILLINOIS:	580.00
TOTAL:	870.00
24-31-216-004-0000	20230501623420 0-968-624-848