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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR

Tiffany T. Staten
1404 Justice Lake Dr.
Joliet, IL 60432

(Citywide Title Corporation
111 W. Washington St. Ste. 1301
Chicago IL 60602)



Doc# 2318146067 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/30/2023 01:04 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTOR **Tiffany T. Staten, A SINGLE WOMAN, of 1404 Justice Lake Dr., Joliet, IL 60432** 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 Melissa Cadle, A MARRIED WOMAN, of P.O Box 45451, Chicago, IL 60643**, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

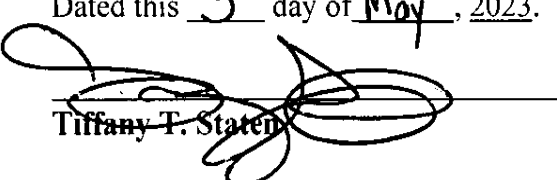
Permanent Index Number(s): **31-20-314-001-0000**

Property Address: **21159 Vivienne Dr., Matteson, IL 60443**

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 3 day of May, 2023.


Tiffany T. Staten

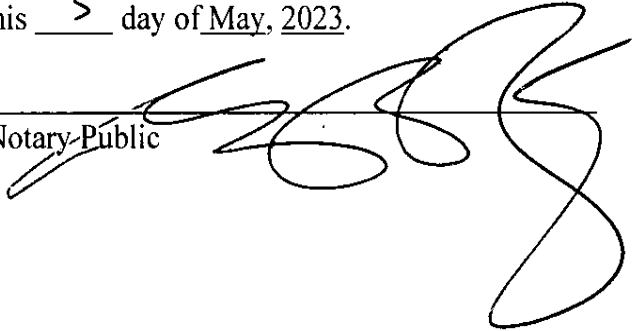
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Tiffany T. Staten** 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 she signed, sealed and delivered in the 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 notarial seal, this 3 day of May , 2023 .



Notary Public 

THIS INSTRUMENT WAS PREPARED BY:

John R. McCulloh
Martin & McCulloh, PC
3840 S Harlem Avenue, Suite D
Lyons, IL 60534

MAIL TO:

Tom Tozer
1820 Ridge Road
Suite 101
Homewood, IL 60430

SEND SUBSEQUENT TAX BILLS TO:

Melissa Cadle
P.O. Box 43451
Chicago, Il. 60643

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File No: 770986

EXHIBIT "A"

LOT 158 IN RIDGELAND MANOR PHASE-TEN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 2005 AS DOCUMENT NO. 0503119042, IN COOK COUNTY, ILLINOIS.

31.20.314.001.0000 (A)

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

28-Jun-2023



COUNTY:		16.50
ILLINOIS:		33.00
TOTAL:		49.50

31-20-314-001-0000

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0-494-735-056

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