

23CSA929141 au

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WARRANTY DEED
Statutory (Illinois)

Doc#: 2320813182 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 02:51 PM Pg: 1 of 2

Dec ID 20230601648693
ST/CO Stamp 2-000-118-224 ST Tax \$402.00 CO Tax \$201.00

Mail to: Michael D Coffey
103 Santa Fe Lane
Willow Springs IL
60480

Name & address of taxpayer:
Michael D. Coffey
Ceceila A. Coffey
103 Santa Fe Lane
Willow Springs, IL 60480

THE GRANTOR, Carolann Hubbard, divorced, of 103 Santa Fe Lane, of the City of Willow Spring, County of Cook, State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Michel D. Coffey and Ceceila A. Coffey ^{215 Willow Boulevard, 1004-D, Willow Springs IL 60480}, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *

THAT PART OF LOT 49 IN THE WINDINGS OF WILLOW RIDGE PHASE TWO BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 09095991, LYING BELOW THE ELEVATION OF 635.39 FEET (U.S.G.S. DATUM) DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 49; THENCE NORTH 58 DEGREES 39 MINUTES 51 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 49, A DISTANCE OF 120.27 FEET; THENCE NORTH 11 DEGREES 09 MINUTES 35 SECONDS EAST, 107.65 FEET TO THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES 50 MINUTES 25 SECONDS WEST ALONG SAID CENTER LINE, 30.25 FEET TO THE CENTER LINE OF PARTY WALL; THENCE NORTH 11 DEGREES 09 MINUTES 35 SECONDS EAST ALONG SAID CENTER LINE, 20.28 FEET; THENCE NORTH 78 DEGREES 50 MINUTES 25 SECONDS WEST ALONG SAID CENTER LINE, 6.34 FEET; THENCE NORTH 11 DEGREES 09 MINUTES 35 SECONDS EAST ALONG SAID CENTER LINE, 7.60 FEET; THENCE NORTH 78 DEGREES 50 MINUTES 25 SECONDS WEST ALONG SAID CENTER LINE AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE 20.41 FEET; THENCE NORTH 11 DEGREES 09 MINUTES 35 SECONDS EAST, 20.12 FEET TO A POINT HAVING A TOP OF FOUNDATION ELEVATION OF 625.46 FEET; THENCE SOUTH 78 DEGREES 50 MINUTES 25 SECONDS EAST, 57.00 FEET; THENCE SOUTH 11 DEGREES 09 MINUTES 35 SECONDS WEST, 48.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes for the year 2022 and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

* As tenants by the entirety, husband and wife.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s) 23-06-402-019-0000

Property address: 103 Santa Fe Lane, Willow Springs, IL 60480

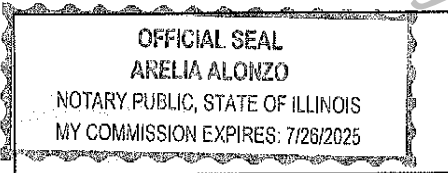
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DATED this 28 day of June, 2023.

Carolann Hubbard
Carolann Hubbard

WARRANTY DEED Statutory (Illinois)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carolann Hubbard



personally, known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed, and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28 day of June, 2023.

Commission expires _____.

Arelia Alonzo
Notary Public

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

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Facsimile (630) 897-1537