

UNOFFICIAL COPY

WARRANTY DEED
STATE OF ILLINOIS
COUNTY OF COOK

Doc#: 2325541007 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 08:09 AM Pg: 1 of 2

Dec ID 20230901616745
ST/CO Stamp 0-272-403-920 ST Tax \$300.00 CO Tax \$150.00

THE GRANTOR, JAMES C. WILSON and PATRICIA A. WILSON, husband and wife of the Village of Orland Park, County of Cook, State of Illinois for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid CONVEY(s) and WARRANT(s) to: ALEX B. KARR an unmarried man and MARGARET A. FOLEY an unmarried woman.

(Reserved for Recorder's Use Only)

GRANTEE'S ADDRESS: 1447 W. Fletcher, Chicago, IL 60657

not in tenancy in common but in JOINT TENANCY, the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description Attached Hereto

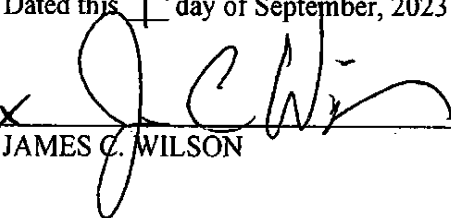
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in JOINT TENANCY forever.

Real Estate Index Number: 27-31-205-009-0000

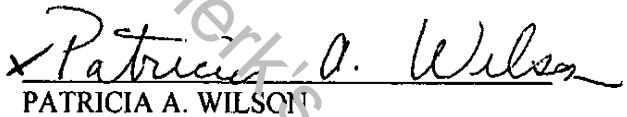
Address of Real Estate: 11219 Bradley Court, Orland Park, IL 60467

Subject to general real estate taxes not yet due or payable, and covenants, conditions, restrictions, easements and building lines, if any, of record

Dated this 19th day of September, 2023

x 

JAMES C. WILSON

x 

PATRICIA A. WILSON

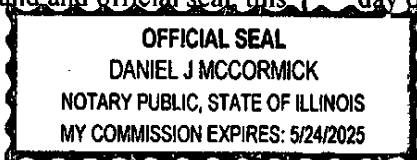
STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

FIRST AMERICAN TITLE
FILE # 271036898

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES C. WILSON and PATRICIA A. WILSON personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 19th day of September, 2023.

My Commission expires:





Notary Public

Prepared by: Attorney Daniel McCormick, 5205 S. Washington Street, Downers Grove, IL 60515

Mail to: Margaret O'Sullivan, 10723 W. 159th Street, Orland Park, IL 60467

Mail future tax bills to: Alex B. Karr and Margaret A. Foley, 11219 Bradley Court, Orland Park, IL 60467

UNOFFICIAL COPY**Exhibit A Legal Description**

Permanent Real Estate Index Number(s): 2731205009

Address(es) of Real Estate: 11219 Bradley Court
Orland Park, Illinois 60467

PARCEL 1:

THAT PART OF LOT NO. 14 IN CAMBRIDGE PLACE OF ORLAND PARK BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1990 AS DOCUMENT 90-165351 DESCRIBED AS FOLLOWS: THE NORTHEAST 36.00 FEET (AS MEASURED PERPENDICULAR TO THE NORTHEAST LINE) OF THE SOUTHEAST 66.33 FEET (AS MEASURED PERPENDICULAR TO THE SOUTHEAST LINE) OF SAID LOT NO. 14, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR CAMBRIDGE PLACE OF ORLAND PARK RECORDED APRIL 11, 1990 AS DOCUMENT 90165352 AS AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 17, 1989 KNOWN AS TRUST NUMBER 1092622 TO LISA MIRABELLI, ALSO KNOWN AS LISA M. BAUMRUK AND MICHAEL J. BAUMRUK, HER HUSBAND AND MICHAEL MARKS AND RECORDED MAY 3, 1991 AS DOCUMENT 91207803 FOR INGRESS AND EGRESS.

