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Doc# 2326245025 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/19/2023 10:58 AM PG: 1 OF 4

Warranty Deed
Illinois Statutory

771961 1/2

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

THE GRANTOR(S), James P. Hahn and Susan M. Hahn, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Marcus Page Turner and Janece Cleveland, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit,:

PARCEL ONE:

~~THE NORTHEASTERLY 43.00 FEET OF THAT PART OF LOT 23, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 23 AFORESAID; THENCE SOUTH 30 DEGREES 14 MINUTES 56 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 23 AFORESAID, 11.35 FEET; THENCE NORTH 59 DEGREES 45 MINUTES 04 SECONDS WEST 32.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30 DEGREES 14 MINUTES 56 SECONDS WEST 205.00 FEET; THENCE NORTH 59 DEGREES 45 MINUTES 04 SECONDS WEST 83.00 FEET; THENCE NORTH 30 DEGREES 14 MINUTES 56 SECONDS EAST 205.00 FEET; THENCE SOUTH 59 DEGREES 45 MINUTES 04 SECONDS EAST 83.00 FEET; TO THE HEREIN DESIGNATED POINT OF BEGINNING IN SOUTH POINT PHASE 2, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

PARCEL TWO:

~~EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL ONE AFORESAID, SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SOUTH POINT TOWNHOMES RECORDED APRIL 8, 1996 AS DOCUMENT 96261552, AS AMENDED, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.~~

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 31-06-210-026-0000
Address of Real Estate: 6723 Pondview Drive, Tinley Park, Illinois 60477

Dated this 26 day of July, 2023

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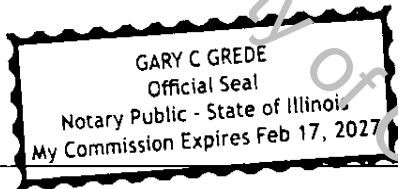
James P. Hahn
James P. Hahn

Susan M. Hahn
Susan M. Hahn

STATE OF IL, COUNTY OF McHenry ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James P. Hahn and Susan M. Hahn, personally known to me to be the same person(s) whose name(s) 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 26th day of July, 2023



[Signature] (Notary Public)

Prepared By: Lisa M. Raimondi
Raimondi Law Group, Ltd.
15826 S. LaGrange Road, #161
Orland Park, Illinois 60462

Mail To:
Marcus Turner
6723 Pondview Dr
Tinley Park IL 60477

Name & Address of Taxpayer:

Cook County Clerk's Office

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File No: 771961

EXHIBIT "A"**PARCEL ONE:**

THE NORTHEASTERLY 43.00 FEET OF THAT PART OF LOT 23, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 23 AFORESAID; THENCE SOUTH 30 DEGREES 14 MINUTES 56 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 23 AFORESAID, 11.35 FEET; THENCE NORTH 59 DEGREES 45 MINUTES 04 SECONDS WEST 32.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30 DEGREES 14 MINUTES 56 SECONDS WEST 205.00 FEET; THENCE NORTH 59 DEGREES 45 MINUTES 04 SECONDS WEST 83.00 FEET; THENCE NORTH 30 DEGREES 14 MINUTES 56 SECONDS EAST 205.00 FEET; THENCE SOUTH 59 DEGREES 45 MINUTES 04 SECONDS EAST 83.00 FEET; TO THE HEREIN DESIGNATED POINT OF BEGINNING IN SOUTH POINT PHASE 2, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

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31-06-210-026-0000(A)

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.

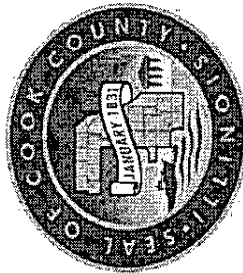
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REAL ESTATE TRANSFER TAX

15-Sep-2023



COUNTY:
ILLINOIS:
TOTAL:

172.50
345.00
517.50

31-06-210-026-0000

| 20230801691139

| 1-605-967-312

Property of Cook County Clerk's Office