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WARRANTY DEED
(ILLINOIS STATUTORY)
Individual to Corporation

Doc# 2416418059 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/12/2024 3:00 PM
PAGE: 1 OF 3

BT 21W23-01032(1) 183

THE GRANTOR(S) THOMAS TURGEON AND AMY TURGEON, HUSBAND AND WIFE*, of the City of Forest Park, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO:

CARTUS FINANCIAL CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware, having a principal place of business at 100 Reserve Rd., Danbury, CT 06810, the following described real estate, situated in County of Cook in the State of Illinois, to-wit:

PIN(s): 15-13-203-027-0000
Address(es) of Real Estate: 447 HANNAH AVE., FOREST PARK, IL 60130 *
Legal Description: SEE ATTACHED EXHIBIT A

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 forever.

SUBJECT TO: General real estate taxes for the year(s) not currently due and payable.

Dated this 1 day of September, 2023

Thomas Turgeon
THOMAS TURGEON

Amy Turgeon
AMY TURGEON, FOR SOLE PURPOSES OF
WAIVING HOMESTEAD RIGHTS ONLY

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 10416
5.20.24 *gr*
Approved/Date

REAL ESTATE TRANSFER TAX		12-Jun-2024
COUNTY:		370.00
ILLINOIS:		740.00
TOTAL:		1,110.00

15-13-203-027-0000 | 20240501601689 | 2-029-268-272

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P 31
S 41
SC
INT JP

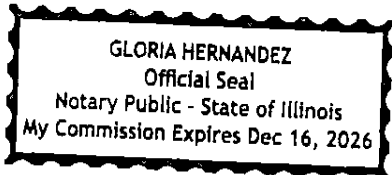
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STATE OF Illinois }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Turgeon, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of September, 20 23

Gloria Hernandez
Notary Public



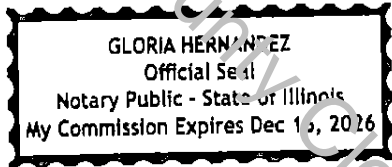
Property of Cook County Clerk's Office

STATE OF Illinois }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Amy Turgeon, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of September, 20 23

Gloria Hernandez
Notary Public



Instrument Prepared By:
Alex Ranjha, Esq.
Ranjha Law Group PC
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

Mail To:
Mardan Settlement Services
3001 Leadenhall Rd.
Mt. Laurel, NJ 08054

Send Subsequent Tax Bills To:
Mardan Settlement Services
3001 Leadenhall Rd.
Mt. Laurel, NJ 08054

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

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EXHIBIT A

LOT 16 IN BLOCK 1 IN THE RESUBDIVISION OF BLOCKS 1 AND 4 IN FARLEYS ADDITION TO HARLEM, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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