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WARRANTY DEED

Statutory (Illinois)

191409



Doc#: 1420545050 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2014 02:54 PM Pg: 1 of 4

THE GRANTOR(S), ANGELO VELISSARIS, MARRIED TO KRISTY VELISSARIS of the City of TINLEY PARK 60487, County of COOK and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY(S) and WARRANT(S) to ALICJA KUCHARSKA AND JERZY KUCHARSKI husband + wife as tenants by whose address is the entirety the following described Real Estate, situated in the County of COOK, State of Illinois, to wit

SEE ATTACHED

ADDRESS OF PROPERTY: 11131 SOUTH 84TH AVENUE 1A, PALOS HILLS, IL 60465

PROPERTY INDEX NUMBER: 23-23-200-026-1091 & 23-23-200-026-1131

*see prohibitive sale language

SUBJECT ONLY TO THE FOLLOWING IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED 6/16, 2014.

Angelo Velissaris
ANGELO VELISSARIS

Kristy Velissaris
KRISTY VELISSARIS

THIS IS NOT HOMESTEAD PROPERTY

STATE OF ILLINOIS, COUNTY OF COOK : SS

The undersigned, a Notary Public in State aforesaid, DO HEREBY CERTIFY THAT ANGELO VELISSARIS AND KRISTY VELISSARIS, personally known to me to be the same person 5 whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as free free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 16 day of June 2014.

Laurie A Barnett
Notary Public



*Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 51,600.00 (120% of short sale price). Until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee

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THIS INSTRUMENT PREPARED BY: The Law Office of Joseph M. Kosteck, 10201 W. Lincoln Highway, Frankfort, IL 60423

MAIL TO:

MAIL SUBSEQUENT TAX BILLS TO:

(NAME) Walter + Zac LLC
 (ADDRESS) 10711 S. Roberts Rd
 (CITY, STATE, ZIP) Palos Hills IL 60465

ALICJA KUCHARSKA AND JERZY KUCHARSKI
 1131 S. 29th Avenue #1A
 Palos Hills IL 60465

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EXHIBIT A

Unit 11131-1A together with its exclusive right to the use of Parking Garage Space No. PG23, as a limited common element in Riviera Regal Condominium together with their undivided percentage interest in the common elements, as delineated and defined in the Declaration recorded as Document No. 86059069, of that part of the West 641.00 feet of the Northeast $\frac{1}{4}$ of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, described as the North 700.00 feet of the East 395.06 feet, except from the above 284.50 feet of the North 517.25 feet of the West 215.0 feet of the East 395.06 feet of the West 641.00 feet aforesaid of the Northeast $\frac{1}{4}$ of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

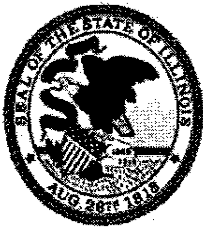
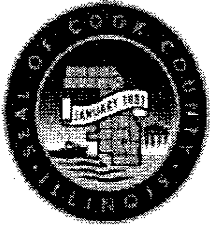
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REAL ESTATE TRANSFER TAX

21-Jul-2014



COUNTY:	21.50
ILLINOIS:	43.00
TOTAL:	64.50

23-23-200-026-1091 | 20140601607077 | 1-350-054-016