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# UNOFFICIAL COPY



Doc# 1831212027 Fee \$40.00

## Warranty Deed

ILLINOIS

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2018 10:47 AM PG: 1 OF 2

186 13734-TPC

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Stephen W. Whitney and Jakyang K. Whitney, husband and wife, of the City of Palos Hills, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Adam M. Thielen of 8806 S. Nashville Ave., Oak Lawn, IL 60453 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2018 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 23-14-408-022-1012

Address of Real Estate:

10825 Kathleen Court, Unit A, Palos Hills, IL 60465

The date of this deed of conveyance is 10/29/2018.

Stephen W. Whitney  
(SEAL) Stephen W. Whitney

Jakyang K. Whitney  
(SEAL) Jakyang K. Whitney

REAL ESTATE TRANSFER TAX		07-Nov-2018
COUNTY:	86.50	
ILLINOIS:	173.00	
<b>TOTAL:</b>	<b>259.50</b>	
23-14-408-022-1012		20181101627130   1-303-544-480

State of Illinois,

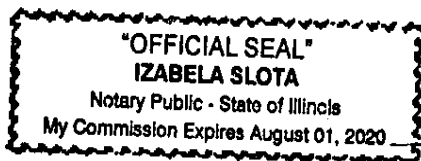
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen W. Whitney and Jakyang K. Whitney 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal 10/26/2018

(My Commission Expires 08/01/2020)



Izabela Slota Notary Public

Rv

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## LEGAL DESCRIPTION

For the premises commonly known as:

10825 Kathleen Court

Unit A

Palos Hills, IL 60465

Legal Description:

UNIT 10825 A, IN SUNNY CREEK CONDOMINIUMS, AS SET FORTH ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOTS 1, 2 AND 3 OF SUNNY CREEK CONDOMINIUMS, BEING A RESUBDIVISION OF LOTS 12, 13 AND 14 IN GEORGIOUS SUBDIVISION OF THE EAST 15 ACRES OF THAT PART OF THE SOUTHEAST 1/4 LYING NORTH OF THE CALUMET SAG FEEDER OF THE ILLINOIS AND MICHIGAN CANAL (EXCEPTING THEREFROM THE 90 FOOT RESERVE STRIP ON THE NORTHERLY SIDE OF SAID FEEDER) OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE NORTH 426.77 FEET THEREOF) EXCEPT THAT PART TAKEN FOR WIDENING OF ROBERTS ROAD AS DESCRIBED IN JUDGMENT ORDER REGISTERED AS DOCUMENT NUMBER LR30-20-004, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO A DECLARATION OF CONDOMINIUM MADE BY CHICAGO CITY BANK AND TRUST COMPANY TRUST #11315 RECORDED APRIL 13, 1994 AS DOCUMENT NUMBER 94-329595 AND AMENDED BY DOCUMENT NUMBER 94-929242 RECORDED NOVEMBER 1, 1994, AND DOCUMENT NUMBER 95-596469 RECORDED SEPTEMBER 7, 1995, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION ALL IN COOK COUNTY, ILLINOIS.

This instrument was prepared by

Anthony Tortorich

Law Office of Anthony Tortorich

15640 Janas Dr.

Homer Glen, IL 60491

Send subsequent tax bills to:

Adam M. Thielen

10825 Kathleen Court, Unit A

Palos Hills, IL 60465

Recorder-mail recorded document to:

Jeanne Prendergast

7250 College Drive, Ste. 1W

Palos Heights, IL 60463