

UNOFFICIAL COPY

ESTATE DEED

Doc#: 2013321161 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/12/2020 12:59 PM Pg: 1 of 2

Dec ID 20200401667430
ST/CO Stamp 1-641-383-136 ST Tax \$37.00 CO Tax \$18.50

THE GRANTOR, Barbara J. Brandt, as Independent Administrator for the Estate of Marilyn Mogaard, Deceased (Case No. 2019 P 003330), for consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEES, Krystal J. Avery and Sharon Ann Avery, not as tenants-in-common but as joint tenants with the right of survivorship,

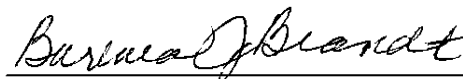
the following described Real Estate situated in the County of Will, State of Illinois:

UNIT 6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKEWOOD NUMBER 1 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21770214, AS AMENDED, IN THE EAST 1/2 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: (a) general taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PIN: 31-33-202-003-1006

Property Address: 22641 Pleasant Drive Apt. 6, Richton Park, Illinois 60471



Barbara J. Brandt, as Independent Administrator
for the Estate of Marilyn Mogaard

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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 of Illinois, DO HEREBY CERTIFY that Barbara J. Brandt, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me
this 2nd day of April 2020.

Todd H Fox
Notary Public



This instrument was prepared by:

Todd H. Fox, Esq.
16335 S. Harlem Ave
Fourth Floor
Tinley Park, IL 60477
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F: (708) 433-0316
toddhfoxlaw@gmail.com

MAIL RECORDED DEED TO:

Krystal J. Avery
Sharon Ann Avery
22641 Pleasant Drive Apt. 6
Richton Park, Illinois 60471

SEND SUBSEQUENT TAX BILLS TO:

Krystal J. Avery
Sharon Ann Avery
22641 Pleasant Drive Apt. 6
Richton Park, Illinois 60471

Property of Cook County Clerk's Office