

UNOFFICIAL COPY

2026843

Warranty Deed
TENANCY BY THE ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)

Doc#: 2031904109 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/16/2020 03:51 PM Pg: 1 of 3

Dec ID 20201001630773
ST/CO Stamp 1-443-107-808 ST Tax \$329.00 CO Tax \$164.50

MAIL TO:

Law Offices of Mary McNamara
Mary McNamara
10653 Kostner,
Oak Lawn, IL 60453

MAIL TAX BILLS TO:

Laura Blum
13135 N. Country Club Ct.,
Palos Heights, IL 60463

THE GRANTOR, Thomas O'Brien and Therese O'Brien, husband and wife, of 13135 N. Country Club Ct. , Palos Heights, IL 60463 of the County of Cook, for and in consideration of TEN AND 00/100 DOLLARS, in hand paid, CONVEYS and WARRANTS to

Laura Blum, of 8407 S. Kenneth, Chicago, IL 60652

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2020 and subsequent years.

Permanent Index Number (PIN): 23-36-303-124-1039

Address of Real Estate: 13135 N. Country Club Ct., Palos Heights, IL 60463

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

REAL ESTATE TRANSFER TAX

22-Oct-2020



COUNTY:	164.50
ILLINOIS:	329.00
TOTAL:	493.50

23-36-303-124-1039

| 20201001630773 | 1-443-107-808

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DATE: 10/17/2020

Thomas O'Brien
Thomas O'Brien

Therese O'Brien
Therese O'Brien

State of Illinois)
)ss
County of Cook)

IMPRESS SEAL HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Thomas O'Brien and Therese O'Brien, 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 (s)he signed, sealed and
delivered the said instrument as his/her 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 date: 10-17-2020

Commission expires 11-5 2021

Sarah Zavala
(Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465



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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 13135 IN OAK HILLS CONDOMINIUM II AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION COMPANY, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23771002; TOGETHER WITH A PERCENTAGE TO COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THROUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BURNSIDE CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS, DATED OCTOBER 1, 1976 AND RECORDED OCTOBER 25, 1976 AS DOCUMENT 23684698 AND CREATED BY DEED FROM BURNSIDE CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS, TO RALPH T. HISTED AND GLADYS N. HISTED, HIS WIFE, DATED OCTOBER 5, 1978 AND RECORDED OCTOBER 25, 1978 AS DOCUMENT 24687868 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.