

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2034419319 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/09/2020 04:16 PM Pg: 1 of 2

Dec ID 20201001616173
ST/CO Stamp 0-037-241-824 ST Tax \$300.00 CO Tax \$150.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Charlton C. Szabo and Brandi L. Szabo, husband and wife, of the Village of Tinley Park, 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 Alan L. Christian Jr. and Bridgett Christian, husband and wife, as tenants by the entirety of 1070 64th St, Lagrange, Illinois, 60525 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 here to 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 ~~2019~~ ²⁰²⁰ and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 31-06-210-047-0000

Address of Real Estate: 6621 Pondview Dr Tinley Park Illinois 60477

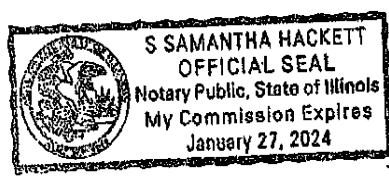
The date of this deed of conveyance is dated this 5th day of oct, 2020.

[Signature]
Charlton C. Szabo

[Signature]
Brandi L. Szabo

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 Charlton C. Szabo and Brandi L. Szabo 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.

Given under my hand and official seal dated this 5th day of OCTOBER, 2020.



[Signature]
Notary Public

FIDELITY NATIONAL TITLE OC 20036474

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LEGAL DESCRIPTION



For the premises commonly known as: 6621 Pondview Dr
Tinley Park, Illinois 60477

Legal Description:

PARCEL 1: THAT PART OF LOT 4 IN SOUTH POINTE RESUBDIVISION OF LOTS 19 AND 20 IN SOUTH POINTE PHASE 2, BEING A SUBDIVISION IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 09 DEGREES 33 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 29.72 FEET; THENCE NORTH 80 DEGREES 26 MINUTES AND 46 SECONDS WEST, A DISTANCE OF 5.74 FEET; THENCE NORTH 68 DEGREES 24 MINUTES 33 SECONDS WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 35 MINUTES 27 SECONDS WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 68 DEGREES 24 MINUTES 33 SECONDS WEST, A DISTANCE OF 34.00 FEET; THENCE NORTH 21 DEGREES 35 MINUTES 27 SECONDS EAST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 68 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SOUTH POINTE TOWNHOMES RECORDED APRIL 8, 1996 AS DOCUMENT 96261552, AS AMENDED, FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		20-Oct-2020	
	COUNTY:		150.00
	ILLINOIS:		300.00
	TOTAL:		450.00
31-06-210-047-0000	20201001616173	0-037-241-824	

GRANTEE'S NAME AND ADDRESS

<p>This instrument was prepared by: Beth Mann Law Office of Beth Mann, P.C. 15127 S. 73rd Ave. Ste: F Orland Park, IL 60462</p>	<p>Send subsequent tax bills to: Alan L. Christian Jr Bridgett Christian 6621 Pondview Dr. Tinley Park, IL 60477</p>	<p>Mail recorded document to: Alan L. Christian Jr. Bridgett Christian 6621 Pondview Dr. Tinley Park, IL 60477</p>
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