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Doc#: 2035710017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2020 11:09 AM Pg: 1 of 2

Dec ID 20201101659968
ST/CO Stamp 0-202-161-120 ST Tax \$125.00 CO Tax \$62.50

WARRANTY DEED

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSETH that the Grantor(s), **Talia A. Strnad, a single woman**, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S), to **Joshua M. Walter, an unmarried man of Oak Lawn, IL 60453** the following described real estate, to-wit;

10325 Mason Ave

Unit 4-5110 together with its undivided percentage interest in the common elements in Shadow Creek Condominium as delineated and defined in the declaration recorded as Document Number 95149934, in the Northeast 1/4 of Section 21, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: **28-21-206-035-1004**

Address of Real Estate: **5110 Shadow Creek Drive, #4, Oak Forest, IL 60452**

Unit

Subject to the following restrictions: a) general real estate taxes not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record, building lines and easements for the use of public utilities.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 9 Day of November, 2020

REAL ESTATE TRANSFER TAX

17-Nov-2020



COUNTY:	62.50
ILLINOIS:	125.00
TOTAL:	187.50

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Talia A. Strnad

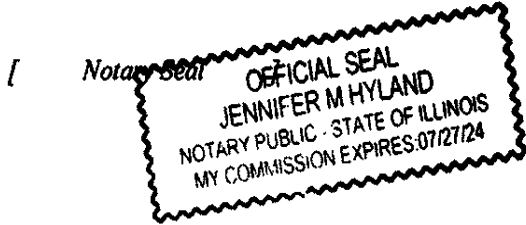
Talia A. Strnad

STATE OF Illinois

COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Talia A. Strnad, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 9th day of November, 2020.



Jennifer M. Hyland
Notary Public

This Instrument was prepared by:

Russell F. Kazda
17112 S. Oak Park Avenue
Tinley Park, IL 60477

Future Tax Bills to:

Joshua M. Walter
5110 ShadowCreek Dr. #4
Park Forest, IL 60452

After recording return document to:

Cotter Bowen Law Firm, LLC
4544 W. 103rd St.
Suite 102
Park Lawn, IL 60453