

10527 S
ST C 1044551

UNOFFICIAL COPY

Doc#: 2102755291 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2021 04:10 PM Pg: 1 of 2

Prepared By

Name: Julie A. Daily
Address: 10527 S. 83rd Ct
Palos Hills, Illinois 50465

Dec ID 20201201691950
ST/CO Stamp 1-642-250-208 ST Tax \$30.50 CO Tax \$15.25

After Recording Return To

Name: Angelo J. Toscas
Address: 12616 S. Harlem Ave
Palos Heights, Illinois 60463

Space Above This Line for Recorder's Use

ILLINOIS GENERAL WARRANTY DEED


STATE OF ILLINOIS
COOK COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS and NO CENTS (\$10.00) in hand paid to Julie A. Daily, a married person, residing at 10527 S. 83rd Ct, County of Cook, City of Palos Hills, State of Illinois (hereinafter known as the "Grantor") hereby conveys and warrants to Ashish Patel, a single person, Hetal Patel, a single person, and Snahel Patel, a single person, residing at 4136 Rose Ave, County of Cook, City of Lyons, State of Illinois (hereinafter known as the "Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

UNIT 3513 - A-6, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BRIARWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22377207, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-31-300-054-1006
ADDRESS OF REAL ESTATE: 3513 S. Harlem Ave, Unit A-6,
Berwyn, Illinois 60402

Note: This is not a homestead property for the Grantor.

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
12/21/2020 820.00
COLLECTION DEPARTMENT

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Julie A. Daily 12/24/20

Julie A. Daily
10527 S. 83rd Ct.
Palos Hills, Illinois 60465

REAL ESTATE TRANSFER TAX		30-Dec-2020
	COUNTY:	15.25
	ILLINOIS:	30.50
	TOTAL:	45.75
16-31-300-054-1006 2021 (2016) 1950 1-642-250-208		

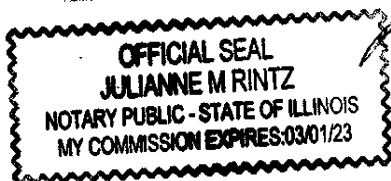
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julie A. Daily whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of December, 2020.

Julianne M Rintz
Notary Public



My Commission Expires: 3-1-23