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Doc# 2102717142 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2021 11:26 AM Pg: 1 of 2

Dec ID 20201101659663
ST/CO Stamp 1-682-734-048 ST Tax \$70.00 CO Tax \$35.00

WARRANTY DEED

THIS INDENTURE WITNESSETH that the Grantor(s), **Edward A. Nemec, a married man**, 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 **Michael Chowanec, A married man**, of 8425 S. Park Ave, Burr Ridge, IL 60527, the following described real estate, to-wit:.

Unit No. B5 in Charyl Colonial Condominiums, as delineated on a survey of the following described real estate:

A part of Lot 25 in Oak Lawn Farms, being a Subdivision of the Southwest 1/4 of Section 5, Township 37 North, Range 13, East of the Third Principal Meridian, (except the East 54 of the West 54 of the Southeast 1/4 of Said Southwest 1/4) which part of Lot 25 is bounded and described as follows:

Beginning on the East line of the West 54 of that Part of said Lot 25 which lies West of the East 33 Feet and North of the South 401 Feet measured perpendicularly thereof, a Point which is 33 Feet South from the North line of said Lot 25; running thence South along the East line of the West 54 aforesaid, a Distance of 197.86 feet to its intersection with the North line of the South 401 Feet measured perpendicularly of said Lot 25; Thence West along the North line of the South 401 Feet aforesaid a Distance 151.07 feet to its intersection with the West line of said Lot 25; Thence North along said West line of Lot 25 a Distance of 193.73 feet to its Intersection with the South line of the North 33 Feet of said Lot 25; Thence East along the South line of the North 33 Feet of said Lot 25; Thence East along the South line of the North 33 Feet aforesaid a Distance of 151.10 Feet to the Point of Beginning, in Cook County, Illinois.

Which Survey is attached as an Exhibit to the Declaration of Condominium recorded June 14, 2007 as Document No. 0716515059, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Real Estate Index Number: 24-05-303-113-1013

Address of Real Estate: 6115 W. 94th Street, Unit B5, Oak Lawn, IL 60453

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.

****This is not homestead property for the spouse of Edward A. Nemec**

Dated this 5th Day of NOV, 20 20

Village of	Real Estate Transfer Tax
Oak Lawn	\$50 05675

Village of	Real Estate Transfer Tax
Oak Lawn	\$300 04565

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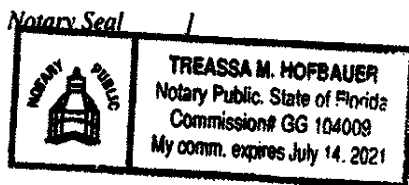

 Edward A. Nemec

STATE OF Florida

COUNTY OF Pinellas ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Edward A. Nemec, 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 25 day of Nov, 20 20.






 Notary Public

This Instrument was prepared by:

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

REAL ESTATE TRANSFER TAX

18-Nov-2020

		COUNTY:	35.00
		ILL. NOIS	70.00
		TOTAL:	105.00

24-05-303-113-1013 | 2020110165966 | 1-882-734-048

Future Tax Bills to:

Michael Chavanes
8425 S. Park Ave
Burr Ridge, IL
60527

After recording return document to:

Tracey Rapp + Assoc.
552 S Elizabeth St
Lombard, IL 60145