

UNOFFICIAL COPY

Doc# 2104907147 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/18/2021 09:49 AM Pg: 1 of 3

Dec ID 20210101621249
ST/CO Stamp 0-818-368-528 ST Tax \$99.00 CO Tax \$49.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

JULIE TAYLOR
2 Garden Drive 8
La Grange Park, IL 60526

CT
2104907147
10/21

(The Above Space for Recorder's Use Only)

THE GRANTOR **JULIE TAYLOR**, an unmarried woman, of 2 Garden Drive 8, La Grange Park, IL 60526 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **TINA KOVORA**, an unmarried woman, of 1123 W. 31st St., #18, Chicago, IL 60608, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): **15-28-315-057-1008**

Property Address: **2 Garden Drive 8, La Grange Park, IL 60526**

2104907147
2 GARDEN DRIVE #2-8, LA GRANGE PARK, IL 60526

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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 21 day of JAN, 2021.



JULIE TAYLOR

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JULIE TAYLOR** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as 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 notarial seal, this 21st day of January, 2021.

 Notary Public



THIS INSTRUMENT PREPARED BY
 Jeffrey Scott Sell
 Law Offices of Jeffrey S. Sell
 12443 South Route 59, Unit 103
 Plainfield, IL 60585

MAIL TO:

Eron McCormick, Esq.
2100 Manchester Road
Suite 1440
Wheaton, IL 60187

SEND SUBSEQUENT TAX BILLS TO:

TINA KOVORA
2 Garden Drive 8
La Grange Park, IL 60526

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LEGAL DESCRIPTION

Order No.: 21GSC241009WJ

For APN/Parcel ID(s): 15-28-315-057-1008

UNIT 2-8 IN SHERWOOD GARDENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 1 IN OWNER'S SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 39 IN SHERWOOD VILLAGE, BEING SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT NUMBER LR 3247404 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Property of Cook County Clerk's Office