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WARRANTY DEED

(ILLINOIS)

(INDIVIDUAL TO INDIVIDUAL)

Doc#: 2107433006 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/15/2021 09:27 AM Pg: 1 of 3

Dec ID 20210101621510

ST/CO Stamp 1-947-898-896 ST Tax \$15.00 CO Tax \$7.50

CT
2184 36360570
1071

PROPERTY TAX
75dols00cts

Property of Cook County Clerk's Office

THE GRANTOR, SHAUNTEL BOND, N/K/A FERGUSON, married to DORIAN RICHARD CURRY, of the VILLAGE OF HOMEWOOD, COUNTY OF COOK, STATE OF ILLINOIS for the consideration of TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS TO ROUBICK ARDALE JOHNSON, JR., AN UNMARRIED PERSON, OF 417 23RD AVE., BELLWOOD, IL 60104 all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 18 DUNLAP, PARK FOREST, IL 60466 legally described as:

SEE ATTACHED HERETO

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and 2020 Cook County Real Estate taxes and subsequent years and general taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 32-31-122-002-1041

Address of Real Estate: 18 Dunlap, Park Forest, IL 60466

DATED this 1st day of February, 2021

DATED this 21st day of January 2021

Shauntel Bond NKA
Shauntel Ferguson

SEAL

Dorian Richard Curry

SEAL

SHAUNTEL BOND N/K/A SHAUNTEL FERGUSON

DORIAN RICHARD CURRY

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that SHAUNTEL BOND, N/K/A SHAUNTEL FERGUSON, is personally known to me this day in person, and acknowledged that SHE signed, sealed and delivered the said instrument as HER free and voluntary act for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of February, 2021

Commission expires

January 20, 2022

Jerrold S. Dorn
NOTARY PUBLIC

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that DORIAN RICHARD CURRY, is personally known to me this day in person, and acknowledged that HE signed, sealed and delivered the said instrument as HIS free and voluntary act for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of January, 2021

Commission expires

Sherron Talbert
NOTARY PUBLIC



This instrument was prepared by: Jerrold S. Dorn, 162 N. Franklin Street, Room 300, Chicago, IL 60606

MAIL TO:

Leonard Litwin, Attorney at Law
PO Box 1367
Skokie IL 60076

SEND SUBSEQUENT TAX BILLS TO:

RODRICK A. JOHNSON, JR.
18 DUNLAP
PARK FOREST, IL 60466

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LEGAL DESCRIPTION

Order No.: 21SA3636037LP

For APN/Parcel ID(s): 32-31-122-002-1041

UNIT 37-1 AS DELINEATED ON THE CONDOMINIUM AREA PLAT OF SURVEY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22264934, OF THAT PART OF BLOCK 1 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING ON THE EAST LINE OF BLOCK 1, 137.85 FEET NORTHERLY OF THE SOUTH EAST CORNER OF SAID BLOCK 1 (SAID EAST LINE HAVING A BEARING OF NORTH 0 DEGREES 03 MINUTES 25 SECONDS EAST) THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST 326.34 FEET TO THE WESTERLY LINE OF SAID BLOCK 1 BEING THE EASTERLY LINE OF DOGWOOD STREET; ALSO ALL OF BLOCKS 3, 4 AND 5; ALSO THAT PORTION OF BLOCK 6 LYING NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING ON THE EASTERLY LINE OF BLOCK 6, 186.52 FEET SOUTH 41 DEGREES 22 MINUTES 20 SECONDS WEST OF THE INTERSECTION OF SAID EASTERLY LINE AND THE WESTERLY LINE OF CHESTNUT STREET, THENCE NORTH 48 DEGREES 37 MINUTES 46 SECONDS WEST 205.62 FEET THENCE SOUTH 41 DEGREES 22 MINUTES 14 SECONDS WEST 14 FEET THENCE NORTH 48 DEGREES 37 MINUTES 46 SECONDS WEST 207.05 FEET THENCE NORTH 88 DEGREES 22 MINUTES 15 SECONDS WEST 265.75 FEET TO THE WEST LINE OF SAID BLOCK 6, BEING THE EAST LINE OF DOGWOOD STREET; ALL IN SUBDIVISION OF AREA D, A SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 30 AND PART OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH CONDOMINIUM AREA PLAT OF SURVEY IS RECORDED SIMULTANEOUSLY WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR ARBORETUM IN PARK FOREST, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22264933; TOGETHER WITH THE PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS