

UNOFFICIAL COPY

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Doc#: 2108207492 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/23/2021 02:20 PM Pg: 1 of 3

Dec ID 20210301654647
ST/CO Stamp 1-924-004-880 ST Tax \$142.00 CO Tax \$71.00

WARRANTY DEED

STC 1009878 1 of 2

THIS INDENTURE, made this 28th day of February, 2021 between Zante Property Management LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, whose business address is 2221 Muriel Court, Joliet, Illinois 60433, party of the first part, and Holly M. Carroll, WOMARRIED party of the second part, WITNESSETH, that the party of the first party, for and in consideration of the sum of Ten and NO/100---(\$10.00)---Dollars and other good and valuable consideration, in hand paid, by these presents **DOES CONVEY AND WARRANT** unto the party of the second party, and to its heirs and assigns **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

*grantee address * 15824 Orion Brook Dr. Apt. 3N. Orland Park, IL 60462
Legal Description: See Exhibit A attached hereto and mad a part hereof.

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **THIS PROPERTY IS NOT HOMESTEAD PROPERTY**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with appurtenances, unto the party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, its successor, and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

After Recording Return to:

~~_____~~
~~_____~~

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by authorized Agent, the day and year first written above.

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~~lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND~~

After Recording Return to: Holly M. Carroll

15826 Orlan Brook Dr. 3N
Orland Park, IL 60462

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by authorized Agent, the day and year first written above.



ZANTE PROPERTY MANAGEMENT, LLC
Nick Visvardis, Manager



ZANTE PROPERTY MANAGEMENT, LLC
Peter Visvardis, Manager

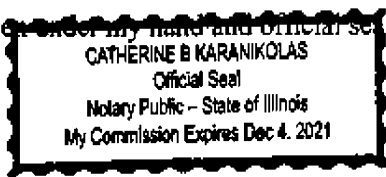


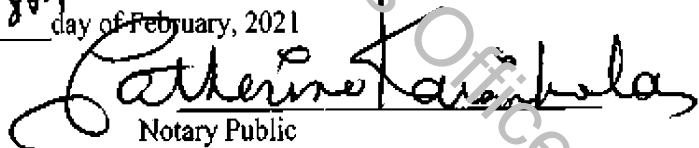
ZANTE PROPERTY MANAGEMENT, LLC
Telly Visvardis, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, Nick Visvardis, Peter Visvardis, and Telly Visvardis, as Managers of ZANTE PROPERTY MANAGEMENT, LLC, 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 he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of February, 2021







Notary Public

This instrument was prepared by
Pamela Visvardis, Reveliotis Law, PC
1030 W. Higgins Road, Suite 101,
Park Ridge, IL 60068

Send Subsequent Tax Bills To:
Holly M Carroll
15826 Orlan Brook Dr, 3N
Orland Park, IL 60462

REAL ESTATE TRANSFER TAX		04-Mar-2021	
		COUNTY:	71.00
		ILLINOIS:	142.00
		TOTAL:	213.00

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Exhibit A - Legal Description

Unit Number (S) 3N and Parking Space 1 in 15826 Orlan Brook Drive Condominium, as delineated on a Plat of Survey of the following described Tract of Land

Parcel 1:

Lot 26 and Lot 26-A in Orlan Brook Unit 2, being a Subdivision of part of the Southwest 1/4 of Section 14, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements for Ingress and Egress appurtenant to the above described Real Estate as set forth in the Orlan Brook Unit 2, Plat of Subdivision Recorded in the Records Office of Cook County, Illinois as Document No. 23602584 and the Orlan Brook Improvement Association Declaration of Covenant and Restrictions Recorded as Document No. 23547265, all in Cook County, Illinois.

Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Recorded October 9, 2007 as Document Number 0728215102; together with its undivided percentage interest in the common elements.

PROP Add 15826 Orlan Brook Dr. APT 3N
Orland Park, IL 60462

PTUH's ~~27-14-300-067-1005~~ 27-14-300-067-1005

COOK COUNTY CLERK'S OFFICE