

AFF-2116095 1/2

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Doc#. 2111006398 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/20/2021 02:38 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20210301681588
ST/CO Stamp 0-620-365-328 ST Tax \$225.50 CO Tax \$112.75


THIS INDENTURE WITNESSETH, that the Grantor, CERES-9530 COOK, LLC, an Illinois limited liability company, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTS, BARGAINS and SELLS to Theresa A. Flores, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 9530 Cook Avenue, Unit 414 & PS-9, Oak Lawn, IL 60453
P.I.N.: 24-09-107-038-1042 and 24-09-107-038-1079

Subject only to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 9 day of March, 2021.


Thomas Bretz, Chief Executive Officer / Manager
CERES-9530 COOK, LLC, an Illinois limited liability company

Village of Oak Lawn	Real Estate Transfer Tax	\$1000	03833
Village of Oak Lawn	Real Estate Transfer Tax	\$100	03601
Village of Oak Lawn	Real Estate Transfer Tax	\$20	03715
Village of Oak Lawn	Real Estate Transfer Tax	\$10	02794

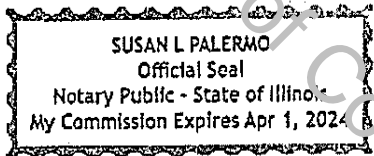
This Instrument was Prepared by:
O'Keefe, Rivera & Berk, LLC
55 W Wacker Drive, Suite 1400
Chicago, IL 60601

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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 Thomas Bretz, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9 day of March, 2021



Susan L. Palermo
Notary Public

Mail to:

Theresa A. Flores
9530 Cook Avenue, Unit 414
Oak Lawn, IL 60453

Send Subsequent bills to:

Theresa A. Flores
9530 Cook Avenue, Unit 414
Oak Lawn, IL 60453

Property of Cook County Clerk's Office

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Address Given: 9530 Cook Ave, Unit 414 & PS-9
Oak Lawn, IL 60453



Property Tax No(s): 24-09-107-038-1042, 24-09-107-038-1079

Legal Description:

UNIT 414 AND PS-9 IN PRAIRIE TOWN CENTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF OAK LAWN TOWN CENTER, BEING A RESUBDIVISION OF PART OF BLOCK 6 OF OAK LAWN AND PART OF BLOCK 1 OF MINNICK'S OAK LAWN SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" OF THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 080803114 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		14-Apr-2021	
		COUNTY:	112.75
		ILLINOIS:	225.50
		TOTAL:	338.25
24-09-107-038-1042		20210301681588 0-620-365-328	