

UNOFFICIAL COPY

A20-6332 (M)

WARRANTY DEED Corporation to Individual

Doc#: 2111601051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2021 07:04 AM Pg: 1 of 2

Dec ID 20210401699388
ST/CO Stamp 1-968-360-976 ST Tax \$55.00 CO Tax \$27.50

This agreement, made this 13th day of April, 2021, between Trilogy Properties, Inc. a corporation 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, party of the first part and Sene Garrett, And

Walter K. Garrett, WIFE and Husband, as tenants by the entirety party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

LOT 14 IN BLOCK 2 IN SURREYBROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD SAID PREMISES FOREVER, subject to easements, covenants, conditions and restrictions of record, and to GENERAL TAXES not yet due and payable on the date of this deed and for subsequent years.

Permanent Index Number(s): 32-25-110-014-0000

Property Address: 1611 Constance ~~St~~ Ave, Sauk Village, IL 60411

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2018 and subsequent years.

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

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above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President, and attest by its Secretary, this 13th day of April, 2021.

Trilogy Properties, Inc.
Name of Corp.

By: Ria Karnavas
Ria Karnavas, Its President

Attest: Nick Karnavas
Nick Karnavas Its Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Ria Karnavas, personally known to me to be the President of Trilogy Properties, Inc., an Illinois Corporation, and Nick Karnavas, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, 13th day of Apr. 1, 20 21

Commission expires

July 29, 2023

NOTARY PUBLIC

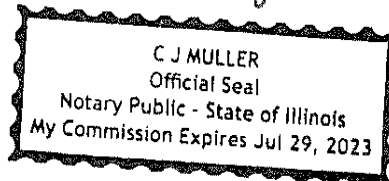
This instrument prepared by :
The Law Office of David M. Vlcek, 9944 S. Roberts Road, Suite 104, Palos Hills, IL 60465

MAIL TO:

Walter + Sene Garrett
1611 Constance Lane
South Village IL 60411

SEND SUBSEQUENT TAX BILLS TO:

Walter + Sene Garrett
1611 Constance Lane
South Village IL 60411



REAL ESTATE TRANSFER TAX

21-Apr-2021

COUNTY: 27.50
ILLINOIS: 55.00
TOTAL: 82.50

