

# UNOFFICIAL COPY

Doc#: 2112455177 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/04/2021 04:00 PM Pg: 1 of 2

## Warranty Deed

ILLINOIS

Dec ID 20210301653965  
ST/CO Stamp 1-401-242-128 ST Tax \$450.00 CO Tax \$225.00

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Marth Enterprises, Inc., an Illinois Corporation of the City of Orland Park, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to *(Name and Address of Grantee-s)* John F. Kappel and Cynthia C. Kappel as husband and wife, tenants by the entirety of Orland Park, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 27-29-119-004-0000 and 27-29-101-015-0000

Address(es) of Real Estate: 16719 Scarlet Drive, Unit 23  
Orland Park, IL 60467

The date of this deed of conveyance is

*James Marth*

3/3/21

James Marth, President

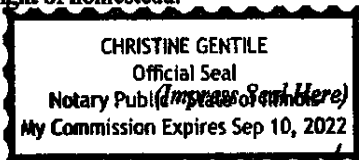
*Carol Marth*

Carol Marth, Secretary

REAL ESTATE TRANSFER TAX		05-Mar-2021
COUNTY:		225.00
ILLINOIS:		450.00
TOTAL:		675.00
27-29-119-004-0000   20210301653965   1-401-242-128		

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 James Marth, President and Carol Marth, Secretary, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



*(My Commission Expires 9/10/2022)*

Given under my hand and official seal on 3/3/2021.

*Christine Gentile*

Notary Public

FIDELITY NATIONAL TITLE OC 21006841

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as:  
16719 Scarlet Drive, Unit 23  
Orland Park, IL 60467

**Legal Description:**

THAT PART OF LOT 12 IN THE VILLAS OF TALLGRASS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE WABASH RAILROAD, IN SECTION 29, TOWNSHIP 36, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12, THENCE SOUTH 01 DEGREES, 40 MINUTES, 44 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 45.40 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 83 DEGREES, 21 MINUTES, 21 SECONDS WEST THROUGH THE PARTY WALL OF A DUPLEX TOWNHOME BUILDING A DISTANCE OF 117.70 FEET TO THE POINT OF TERMINATION ON THE EAST RIGHT-OF-WAY OF SCARLET DRIVE, SAID POINT BEING 50.20 FEET NORTHWESTERLY ALONG A 600.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST OF THE SOUTHWEST CORNER OF SAID LOT 12, ALL IN COOK COUNTY, ILLINOIS

GRANTEE'S ADDRESS &

This instrument was prepared by  
Richard R. Wojnarowski  
11212 S. Harlem, Worth, IL 60482

Send subsequent tax bills to:

*John C Kappel #23*  
*16719 SCARLET DR*  
*Orland Park IL 60467*

Recorder-mail recorded document to:

*O'Brien Law Office JK SCO*  
*15255 S 94th Ave JK SCO*