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Doc# 2112707571 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/07/2021 01:45 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20210401614047
ST/CO Stamp 1-922-105-616 ST Tax \$210.00 CO Tax \$105.00

THE GRANTORS

(The space above for Recorder's use only)

Christine M. O'Malley, f/k/a Christine M. Fry and Thomas M. O'Malley, Jr., wife and husband of the Village of Tinley Park, County of Cook, State of IL, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **Connor P. Ganzer*** of 1236 Eagle Ct Dr., Lemont, IL 60439 in the following described Real Estate situated in Cook County, Illinois, commonly known as 15960 Ashford Court, Tinley Park, IL 60477, legally described as:

** a single man*

PARCEL 1:

THE NORTHWEST 21.03 FEET OF THE SOUTH EAST 47.39 FEET OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL", BEING THAT PART OF LOT 6 IN ASHFORD MANOR WEST PHASE II, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 0 DEGREES 06 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 6 FOR A DISTANCE OF 62.36 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 14.11 FEET TO THE POINT OF BEGINNING OF SAID "BUILDING PARCEL"; THENCE CONTINUING SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 62.93 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 20 SECONDS WEST 136.67 FEET; THENCE NORTH 45 DEGREES 02 MINUTES 40 SECONDS EAST 62.52 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 59 DEGREES 55 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 6 FOR A DISTANCE OF 0.59 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 20 SECONDS EAST 136.26 FEET TO THE POINT OF BEGINNING OF THE "BUILDING PARCEL", IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHFORD MANOR WEST PHASE II TOWNHOMES RECORDED AUGUST 24, 1994 AS DOCUMENT 94750735.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 27-24-110-058-0000

Address(es) of Real Estate: 15960 Ashford Court, Tinley Park, IL 60477

REAL ESTATE TRANSFER TAX

03-May-2021



| | |
|-----------|--------|
| COUNTY: | 105.00 |
| ILLINOIS: | 210.00 |
| TOTAL: | 315.00 |

27-24-110-058-0000 | 20210401614047 | 1-922-105-616

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Dated this 27th day of April, 2020

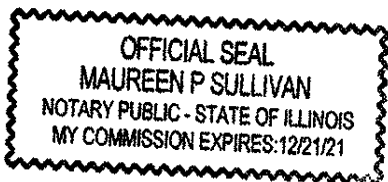
Christine M. O'Malley fka Christine M. Fry (SEAL)
Christine M. O'Malley, fka Christine M. Fry

Thomas M. O'Malley, Jr. (SEAL)
Thomas M. O'Malley, Jr.

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christine M. O'Malley, f/k/a Christine M. Fry and Thomas M. O'Malley, Jr. personally known to me to be the same persons whose names subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of April, 2020



Maureen P. Sullivan
NOTARY PUBLIC
Commission expires 12/21/2021

This instrument was prepared by:
Scott R. Wheaton
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438

MAIL TO:
Connor P. Ganzer
15960 Ashford Court
Tinley Park, IL 60477

SEND SUBSEQUENT TAX BILLS TO:
Connor P. Ganzer
15960 Ashford Court
Tinley Park, IL 60477

OR Recorder's Office Box No. _____