UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

ORLANDO VELAZQUEZ 64 E DOWNEN PLACE AURORA IL 60505

NAME & ADDRESS OF GRANTEE & TAYPAYERS:

Rosa L. Cruz 80/0 44th Ct. Lyons, IL 60534 Doc#. 2115807070 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/07/2021 06:47 AM Pg: 1 of 3

Dec ID 20210301679021

ST/CO Stamp 0-874-435-088 ST Tax \$171.00 CO Tax \$85.50

RECORDER'S STAMP

The Grantor, David J. Kopkowski, as Successor Trustee of the Alice L. Kopkowski Revocable Trust dated May 8, 2019, of the County of Will, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and variable consideration in hand paid, CONVEYS AND WARRANTS to the Grantee, Rosa L. Cruz, a single person, of 6604 W. Belmont Ave., Chicago, IL 60634, to have and to hold the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

FEDELITY NATIONAL TITLE OC 20042666

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Special taxes and assessments confirmed after contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances which conform to the present usage of the premises; (e) Public and utility easements which serve the property; (f) Public rozas and highways, if any; and (g) Drainage ditches, feeders lateral and drain tile, pipe or other conduit.

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

Permanent Index Number:

18-02-405-069-0000

Property Address:

8010 44th Ct., Lyons, IL 60534

REAL ESTATE TRANSFER TA	x	02-Apr-2021
- Interest of the second	COUNTY:	85.50
	ILLINOIS:	171.00
	TOTAL:	256.50
19-02-405-069-0000	20210301679021 0-	874-435-088

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DATED this 27 man, 2021.

David J. Kopkowski, as successor Trustee of the Alice L. Kopkowski Revocable Trust dated May 8, 2019

STATE OF ILLINOIS

) ss

COUNTY OF WILL

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David J. Kopkowski, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he / she signed and delivered the said Warranty Deed as his / her 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 Magen, 2021.

Notary Public

NAME AND ADDRESS OF PREPARER: Christopher V. Unger, Esq. Lorenzini & Associates, Ltd. 16106 S. Route 59 Unit 100 Plainfield, Illinois 60586 815-254-7200 OFFICIAL SEAL
CHRISTOPHER V UNGER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPRES: 10/01/24

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EXHIBIT "A"

Legal Description

LOTS 104 AND 105 IN E.A. CUMMINGS SUBDIVISION OF THE SOUTH 30 ACRES OF THE NORTH-EAST 1/4 OF THE SOUTH-EAST 1/4 (EXCEPT THE SOUTH 99 FEET OF THE EAST 220 FEET THEREOF) IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

Property of Cook County Clark's Office