UNOFFICIAL COPY

1420346

WARRANTY DEED

Statutory (Illinois) (Individual to Individual) Doc#. 2115818044 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/07/2021 06:08 AM Pg: 1 of 2

Dec ID 20210501636863

ST/CO Stamp 0-994-943-248 ST Tax \$137.00 CO Tax \$68.50

Mail to:

RUSSELL KAZDA 17112 S. Oak Park Ave. Tinley Park, IL 69477

Name and Address of Taxpayer:

ANITA EDWARDS 9745 Karlov Ave., No. 209 459 Oak Lawn, IL 60453

THE GRANTOR, RATHFARN BUILDERS, INC., an Illinois corporation, by Frank Spelman, President, and Maureen Spelman, Secretary of Palos Park, Cook County, Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ANITA EDWARDS, of Alsip, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Unit Number 9745-409 Together with its Undivided Percentage Interest in the Common Elements in Shibui Condominium as Delineated and Leftred in the Declaration Recorded as Document Number 24492625, as Amended from Time to Time, in the Northeast 1/4 of Section 10, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 9745 Karlov Avenue, No. 209, Oak Lawn, Illinois 69153 P.I.N. 24-10-226-065-1215

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption 1 avs of the State of Illinois. Subject to covenants, conditions and restrictions of record and real estate taxes for the years 2020 and subsequent years.

DATED this 21 day of MAY, 2021.

RATHFARN BUILDERS, INC.

FRANK SPELMAN, President

By: 1 Jauneen Salman
MAUREEN SPELMAN, Secretary

JAL ESTATE TRANSFER TAX		AX	28-May-2021	
		COUNTY:	68.50	
W. Comment		ILLINOIS:	137.00	
		TOTAL:	205.50	
24-10-226-065-1215		1 20210501626962	0.004.040.040	



UNOFFICIAL COPY

Grantor hereby represents and warrants to Grantee that it represents the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and Grantor has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness, and merchantability are hereby excluded.

IN WITNESS WHER	EOF, Seller has signed and sealed this Affidavit of Title and Bill of
Sale at OAK LAWN I	
MAY ,2	021.
DOOD TO	By: Mouron Aprimer (SEAL) By: Mouron Aprimer (SEAL)
C	Maureen Spelman Secretary
STATE OF ILLINOIS) SS:
COUNTY OF COOK)
HEREBY CERTIFY that Franto be the same persons whose me this day in person, and ack	otary Public in and for said County in the State aforesaid, DO nk Spelman and Maure of Spelman are personally known to me names are subscribed to the foregoing instrument, appeared before nowledged that they signed, socied and delivered the said pluntary act, for the uses and purposes therein set forth, including light of homestead.
GIVEN UNIDER MY HAND	AND OFFICIAL SEAL this 27 day of 1004, 2021.
Commission expires:	OFFICIAL SEAL WILLIAM C. DOWD NOTARY PUBLIC, STATE OF ILLINOIS
IMPRESS SEAL HERE:	My Commission Expires Nov. 10, 2023
Village Real Estate Transfer Tax of \$300 Oak Lawn 04827	Village Real Estate Transfer Tax of S50 Oak Lawn S10 Oak Lawn O6067 Oak Lawn 02836
Village Real Estate Transfer Tax of Oak Lawn \$300	Village Real Estate Transfer Tax of \$25

THIS INSTRUMENT PREPARED BY:

William C. Dowd, Attorney at Law 7480 W. College Dr., Suite 101, Palos Heights, IL 60463