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SPECIAL

WARRANTY DEED

Doc# 2116242107 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/11/2021 03:32 PM Pg: 1 of 2

Dec ID 20210501631872
ST/CO Stamp 0-242-304-272 ST Tax \$201.00 CO Tax \$100.50

Mail to:

Margaret C. Novak
Justin R. Whitten

14221 Lindor Ave. Midlothian
IL 60448

THE GRANTOR, Elizabeth Roth and Nicholas Bonko, both single persons, of the City of Midlothian, County of Cook, State of IL, for the consideration of Ten (\$10.00) DOLLARS, and other good consideration in hand paid, grants, bargains, sells, conveys and specially warrants to:

^{Cecilia} Margaret C. Novak and ^{Robert} Justin R. Whitten, both single persons, of 19530 116th Ave., Unit C, Mokena, IL 60448,

(Grantee is to select one of the following options.)

- as an Individual, as Trustee, as Tenants in Common
- not as Tenants in Common, but as Joint Tenants with the right of survivorship,
- as a married couple, not as Joint Tenants, nor as Tenants in Common, but as Tenants by the Entirety,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 17 IN HILLTOP ESTATE NO. 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, LYING SOUTH OF BLUE ISLAND ROAD (EXCEPT THE SOUTH 25 FEET OF THE WEST 541.6 FEET THEREOF) AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, LYING SOUTH OF BLUE ISLAND ROAD AND THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, LYING SOUTH OF BLUE ISLAND ROAD ALL IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreement, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and Condominium Declaration, if applicable.

The Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor Will Warrant and Defend the property hereby

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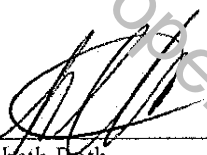
conveyed against all lawful claims and demands of all persons claiming by, though, or under Grantors, but against no other person.

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

Permanent Real Estate Index Number(s): 28-04-307-005-0000.

Address(es) of Real Estate: 14221 Linder Avenue, Midlothian, IL 60445.

Dated this 11 day of May, 2021.



Elizabeth Roth



Nicholas Bonko

William R McElvy
State of Illinois)
William R McElvy) SS
County of Cook)

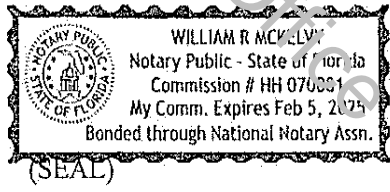
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elizabeth Roth and Nicholas Bonko, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that h signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

Given under my hand and official Seal, this 11 day of May, 2021.

Commission Expires: 02/05/2025



Notary Public



This instrument was prepared by: Philip J. Vacco, 2510 Monterey Dr., Plainfield, IL 60586

Send Tax Bills to: Margaret C. Novak and Justin R. Whitten
14221 Linder Avenue, Midlothian, IL 60445