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Doc#: 2119601222 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2021 09:34 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20210601654145
ST/CO Stamp 0-425-512-208 ST Tax \$370.00 CO Tax \$185.00

Commitment Number: OC21014163

THE GRANTOR **Thomas Klementzos**, a married man, and **Peter A. Klementzos**, a married man, **being the sole heirs at law of Alex P. Klementzos, deceased**, of the Village of Oak Lawn, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, **Pronise Nnadi**, a married woman, of the City of Chicago, State of Illinois, all of the interest in the following described Real Estate situated in the County of DuPage, in the State of Illinois, to wit:

Legal Description: *Legal Description is attached as Exhibit "A".*

SUBJECT TO: General taxes and assessments for the year 2020 2nd Installment and subsequent years which are not yet due and payable; Covenants, conditions and restrictions of record; and Private, public and utility easements and roads and highways.

THIS IS NOT HOMESTEAD PROPERTY

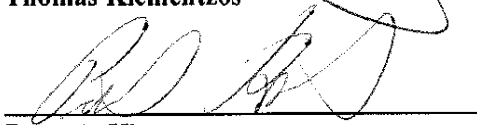
Permanent Real Estate Index Number: 24-16-302-016-0000

Address of Real Estate: 10736 Linder Ave, Oak Lawn, IL 60453-5028

Dated this day 21 of June 2021



Thomas Klementzos



Peter A. Klementzos

FIDELITY NATIONAL TITLE

OC21014163

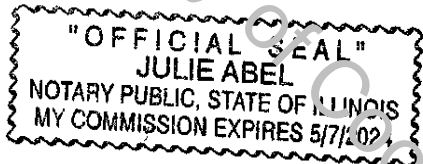
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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Thomas Klementzos and Peter A. Klementzos, being the sole heirs at law of Alex P. Klementzos, deceased** (personally known to me to be the same person(s) whose name(s) is subscribed to 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 21 day of June 2021.



[Signature]
Notary Public

Prepared by:

Constantine G. Tzamouranis
Law Office of Constantine G. Tzamouranis, P.C.
9631 West 153rd Street, Suite 35
Orland Park, Illinois 60462

Mail to:

Tom Tozer
1820 Ridge Road Suite 101
Homewood, IL 60430

GRANTEE'S ADDRESS:

Name and Address of Taxpayer:
Promise Nkasi Nnadi
10736 Linder Ave,
Oak Lawn, IL 60453-5028

REAL ESTATE TRANSFER TAX		22-Jun-2021	
	COUNTY:		185.00
	ILLINOIS:		370.00
	TOTAL:		555.00
24-16-302-016-0000		20210601654145 0-125-112-208	

Village of Oak Lawn Real Estate Transfer Tax \$1000 03981

Village of Oak Lawn Real Estate Transfer Tax \$300 04901

Village of Oak Lawn Real Estate Transfer Tax \$500 05058

Village of Oak Lawn Real Estate Transfer Tax \$50 06117

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EXHIBIT A

Order No.: OC21014163

For APN/Parcel ID(s): 24-16-302-016-0000 and

For Tax Map ID(s): 24-16-302-016-0000

LOT 28 IN EAGLE RIDGE SUBDIVISION PHASE ONE, BEING A SUBDIVISION OF PART OF THE
SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office