

UNOFFICIAL COPY

Doc#: 2120021147 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2021 10:33 AM Pg: 1 of 2

Dec ID 20210601687840
ST/CO Stamp 1-274-371-344 ST Tax \$165.00 CO Tax \$82.50

WARRANTY DEED

(This space is for recorder's use only)

THE GRANTOR, Stefania Koczwarra, divorced and not since remarried, of the County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, CONVEY and WARRANT to

DIONNE N PALMER, An Unmarried woman

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

UNIT 101 IN CAGO MANOR CONDOMINIUM AS DELINEATED ON SURVEY OF LOT 1 IN CAGO DEVELOPMENTS 95TH STREET AND NOTTINGHAM AVENUE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS 'PARCEL'), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY FIRST NATIONAL BANK OF EVERGREEN PARK AS TRUSTEE UNDER TRUST NO. 2577 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22788882 AND AMENDED BY DOCUMENT 23195445 RECORDED AUGUST 21, 1975 TOGETHER WITH AN UNDIVIDED 2.190 PERCENT INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7100 W. 95TH STREET, ~~101~~ 101, OAK LAWN ILLINOIS 60453

PERMANENT REAL ESTATE INDEX NUMBER: 24-06-301-046-1001

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

SUBJECT TO: General taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

DATED: 6-25, 2021.

Stefania Koczwarra
Stefania Koczwarra

FIDELITY NATIONAL TITLE 0C21018353

1 of 3

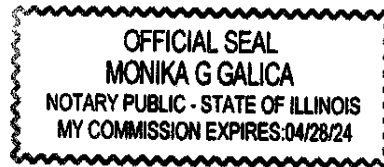
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State of Illinois,
County of Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stefania Koczvara personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 on 6-25, 2021.

Commission expires: 04/28/24
Monika G. Galica
NOTARY PUBLIC



GRANTEE'S ADDRESS:

Mail Deed:

Send Tax Bill:

Georgette Reynolds
Attorney at Law
1507 E. 53rd Street, Ste. 690
Chicago IL 60615

Dionne Palmer
7100 W. 95th Street
Unit 101
Oak Lawn IL 60453

Village of Oak Lawn Real Estate Transfer Tax \$10 02865

Village of Oak Lawn Real Estate Transfer Tax \$500 05106

Village of Oak Lawn Real Estate Transfer Tax \$20 03771

Village of Oak Lawn Real Estate Transfer Tax \$300 04922

This Deed prepared by Christopher S. Koczvara 5838 S. Archer Avenue, Chicago, IL 60638

REAL ESTATE TRANSFER TAX

30-Jun-2021



COUNTY: 82.50
ILLINOIS: 165.00
TOTAL: 247.50

24-06-301-045-1001 | 20210601687840 | 1-274-371-344