

UNOFFICIAL COPY

Doc#: 2120821006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 07:10 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20210701608430
ST/CO Stamp 0-638-169-872 ST Tax \$346.00 CO Tax \$173.00

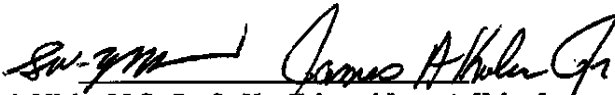
THE GRANTOR(S) S & J Kolar, LLC - By: Su-Yun Kolar and James A. Kolar, Jr. - Its Authorized Agents of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Paul Sheils and Darlene Sheils, husband + wife as tenants by the entirety, Palos Hills, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent year; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-32-302-014-0000

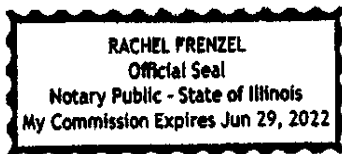
Address(es) of Real Estate: 14 Shadow Creek Circle Palos Heights Illinois 60463


The date of this deed of conveyance is dated this 19 day of July, 2021.


S & J Kolar, LLC - By: Su-Yun Kolar and James A. Kolar, Jr.
- Its Authorized Agents

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that S & J Kolar, LLC - By: Su-Yun Kolar and James A. Kolar, Jr. - Its Authorized Agents 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 he/she/they signed, sealed and delivered the said instrument as his/her(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 dated this 19 day of July, 2021.




Notary Public

FIDELITY NATIONAL TITLE 0021024404



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LEGAL DESCRIPTION

For the premises commonly known as: 14 Shadow Creek Circle
Palos Heights, Illinois 60463

Legal Description:

LOT 7, EXCEPT THE WEST 52.16 FEET, MEASURED PERPENDICULAR TO THE WEST LINE THEREOF, AND THE EAST 52.00 FEET MEASURED PERPENDICULAR TO THE EAST LINE THEREOF, IN KEYSTONE CROSSING OF WESTGATE VALLEY ESTATES, BEING A SUBDIVISION IN PART OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2001, AS DOCUMENT 0010384251, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		20-Jul-2021
		COUNTY: 173.00
		ILLINOIS: 346.00
		TOTAL: 519.00
24-32-302-014-0000	20210701009430	0-638-169-872

This instrument was prepared by:
Nicholas Frenzel
Frenzel Law, LLC
120 W. Madison Street, Suite 200-10
Chicago, IL 60602

Send subsequent tax bills to:
Paul Sheils and Darlene Sheils

*14 Shadow
Creek Circle,
Palos Heights,
IL 60463*

Mail recorded document to:
Paul Sheils and Darlene Sheils

*14 SHADOW CREEK
CIRCLE, PALOS
HEIGHTS, IL 60463*