

UNOFFICIAL COPY

Doc#: 2123540130 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2021 11:40 AM Pg: 1 of 3

Dec ID 20210701611976
ST/CO Stamp 0-675-469-072 ST Tax \$251.00 CO Tax \$125.50

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S), Kevin J. Moore and Kelly A. Smith n/k/a Kelly A. Moore, presently of the Village of Tinley Park, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Nicholas Kusta, a unmarried person, of 6737 W. 106th Place, Chicago Ridge, IL 60415, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Public and utility easements and roads and highways, General taxes for the year 2020 and subsequent years.

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

Permanent Real Estate Index Number(s): 28-32-103-010-0000

Address(es) of Real Estate: 17845 Ridgeland Ave., Tinley Park, IL 60477

Dated this 22 day of July 20 21


Kevin J. Moore


Kelly A. Smith n/k/a Kelly A. Moore

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STATE OF ILLINOIS,
COUNTY OF

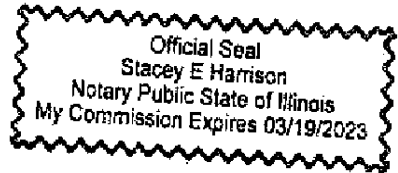
DuPage

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid Kevin J. Moore and Kelly A. Smith n/k/a Kelly A. Moore personally known to me to be the same person(s) whose name(s) are 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 22 day of July 20 21

Stacey E Harrison (Notary Public)



Prepared by:

Daniel P. Fitzgerald, Esq.
The Fitzgerald Law Firm, P.C.
1220 Iroquois Avenue, Suite 104
Naperville, IL 60563

Mail To: Nicholas R Kusta
17845 Ridgeland Ave
Tinley Park, IL 60477

Name and Address of Taxpayer:

Nicholas Kusta
17845 S. Ridgeland Avenue
Tinley Park, IL 60477

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Exhibit "A" – Legal Description

LOT 10 IN BLOCK 4 IN ELMORE'S RIDGELAND AVENUE ESTATES BEING A SUBDIVISION OF WEST ½ WEST QUARTER AND NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office