

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS

Doc#: 2123501123 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2021 03:12 PM Pg: 1 of 2

Dec ID 20210701603208
ST/CO Stamp 1-265-277-712 ST Tax \$189.50 CO Tax \$94.75

Mail recorded document to:

Scott R. Wheaton
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438

Send tax bills to: GRANTEES ADDRESS

Chanel A. Howard
17251 S. 65th Ave. Unit C
Tinley Park, IL 60477

THE GRANTOR(s), BRITT E. ROBERTS f/k/a BRITT E. JOHNSON, married to MATTHEW ROBERTS and MATTHEW ROBERTS, of the Village of Tinley Park, County of Cook, State of 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 CHANEL A. HOWARD, of 1955 Burr St, Gary, IN 46406, Grantee(s), all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Legal Description on Page 2, or attached hereto, and made a part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and hold said premises forever.

** A SINGLE WOMAN*

Permanent Real Estate Index Number(s): 28-30-418-007-1006
Property Address: 17251 65th Ave, Unit C, Tinley Park, IL 60477

FIDELITY NATIONAL TITLE
OC21023377

The date of this deed of conveyance is July 20, 2021.

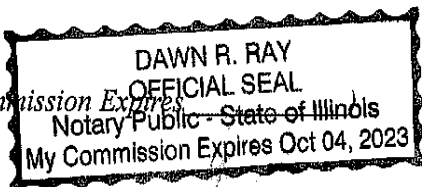
Britt E Roberts
Britt E. Roberts

Britt E Johnson
f/k/a Britt E. Johnson

Matthew Roberts
Matthew Roberts

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Britt E. Roberts f/k/a Britt E. Johnson, married to Matthew Roberts, and Matthew Roberts personally known to me to be the same persons whose names 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.

(Impress Seal Here) Given under my hand and official seal July 20, 2021.



Dawn R Ray
Notary Public

This instrument was prepared by:
Greenberg & Sinkovits, LLC, 18141 Dixie Highway - Suite 111, Homewood, IL 60430



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LEGAL DESCRIPTION

UNIT NUMBER 2C IN VILLAGE TOWN HOMES OF TINLEY PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF BLOCK ONE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 1 AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 1, BEING THE SOUTHERLY LINE OF OAK FOREST AVENUE, 580.20 FEET; THENCE SOUTH 688.70 FEET TO THE SOUTH LINE OF SAID BLOCK; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTH TO THE PLACE OF BEGINNING EXCEPT THE WEST 30 FEET THEREOF DEDICATED FOR PUBLIC STREET, AND ALSO EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID BLOCK 1, 140.15 FEET NORTHEAST OF THE NORTHWEST CORNER OF SAID BLOCK 1 AND ON THE SOUTH LINE OF OAK FOREST AVENUE; THENCE NORTHEAST ALONG THE NORTH LINE OF SAID BLOCK, 440.05 FEET; THENCE SOUTH 688.70 FEET TO THE SOUTH LINE OF SAID BLOCK; THENCE WEST 386.5 FEET; THENCE NORTH 438.10 FEET TO THE PLACE OF BEGINNING; AND EXCEPTING THEREFROM THE SOUTH 92.47 FEET OF SAID BLOCK 1 AND THAT PART THEREOF LYING NORTH OF THE SOUTH 215 FEET OF SAID BLOCK 1 IN DIAMOND ADDITION TO TINLEY PARK, BEING A SUBDIVISION OF ALL THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD) OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96135145, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF GS-2C LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVLY ATTACHED TO THE DECLARATION AFORESAID.

Address(es) of Real Estate: 17251 65th Ave, Unit C, Tinley Park, IL 60477

Permanent Index Number(s): 28-30-410-007-1006

REAL ESTATE TRANSFER TAX		05-Aug-2021
		COUNTY: 94.75
		ILLINOIS: 189.50
		TOTAL: 284.25
28-30-410-007-1006 20210701603208		1-765-277-712