

UNOFFICIAL COPY

Doc#: 2123701206 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/25/2021 03:11 PM Pg: 1 of 3

Dec ID 20210801637500
ST/CO Stamp 1-882-658-576 ST Tax \$130.00 CO Tax \$65.00

WARRANTY DEED STATUTORY (ILLINOIS)

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, **Amy A. Ewers, an unmarried individual**, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the Grantee:

Gwendolyn Rance, s single women of the County of Cook, State of Illinois

The following described real estate:

Permanent Real Estate Tax Index Numbers: 24-28-304-024-1021 and 24-28-304-024-1027
Property Commonly Known As: 12635 S. Central Ave, ^{Apt} 305, Akip, IL 60803

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

- SUBJECT TO:
- (a) general real estate taxes not due and payable at the time of closing;
 - (b) applicable zoning and building laws and ordinances,
 - (c) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased residence,
 - (d) acts done or suffered by Grantee or anyone claiming through Grantee,
 - (e) utility easements, whether recorded or unrecorded,
 - (f) If applicable, IL condominium act, bylaws, and declaration of association,
 - (f) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser.
 - (g) liens and other matters that Grantee has agreed to take the property subject to.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: 08/13/21

Amy Ewers
Amy A. Ewers

FIDELITY NATIONAL TITLE CH21026134

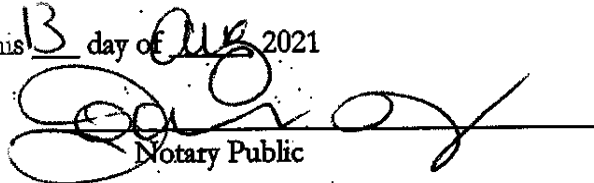
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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, Joanna Janks a notary public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that Amy A. Ewers is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13 day of Aug 2021


Notary Public



GRANTEES' ADDRESS

Mail tax bill to:

Gwendolyn Rance
12635 S. Central Ave. Unit 305
Alsip, IL 60803

Mail recorded deed to:

Gwendolyn Rance
12635 S. Central Ave., Unit 305
Alsip, IL 60803

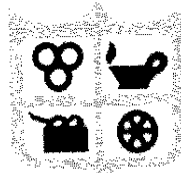
REAL ESTATE TRANSFER TAX		13-Aug-2021
COUNTY:	ILLINOIS:	65.00
	TOTAL:	130.00
		195.00

24-26-304 024-1021 | 20210801637500 | 1-882-658-576

Prepared By:

Joseph Olstein
Olstein Law llc
10450 S. Western Ave
Chicago, IL 60643

Real Estate Transfer Tax



Village of
Alsip

Amount: \$ 455⁰⁰
Date: 8/13/2021
Initials: JO
Number: 237

2021

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EXHIBIT A

Legal Description

UNIT NUMBERS 305 AND G3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CENTRAL COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 86001654, IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Tax Index Numbers: **24-28-304-024-1021 and 24-28-304-024-1027**

Property Commonly Known As: **12635 S. Central Ave, Unit 305, Alsip, IL 60803**

Any of the fixtures and personal property enumerated in the printed form of the real estate contract.

Property of Cook County Clerk's Office