UNOFFICIAL COPY

1 of 2 21GND240045EL

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Nicole Bradford, married to Charles Tracey Reitz 12216 Fairway Circle Unit D Blue Island 11 60406

Trage

Doc#. 2123810239 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/26/2021 01:04 PM Pg: 1 of 3

Dec ID 20210801645205

ST/CO Stamp 0-843-560-720 ST Tax \$135.00 CO Tax \$67.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Nicole Braiford, married to Charles Tracey Reitz, of 12216 Fairway Circle, Unit D, Blue Island, IL 60406 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Morgan Silas, an un normed woman, of 11808 S. Campbell Avenue, Chicago, IL 60643, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 24-25-209-010-1016

Property Address: 12216 Fairway Circle, Unit D, Blue Island, IL 63406

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 23rd day of July, 2021.

Micole Bradford

Charles Tracey Reitz (waiving homestead)

STATE OF ULLINOIS)
SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicole Bradford and Charles Tracey Reitz 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 in the 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 notarial seal, this 23rd day of July, 2021.

Notary Publid

KEULEY V FLINN
Official Seal
Notary Public - State of Illinois
My Commission Expures Cot 12, 2022

THIS INSTRUMENT PREPARED BY Kelley V. Flinn Law Office of Kelley V. Flinn 902 S. Randall Road, Suite C 316 St. Charles, IL 60174

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Julie Annette Jones, P.C. 14810 CIcero Suite 1-C Oak Forest, IL 60452 Morgan Silas 12216 Fairway Circle Unit D Blue Island, IL 60406

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EXHIBIT A

Order No.: 21GND240045EL

For APN/Parcel ID(s): 24-25-209-010-1016

PARCEL 1:

UNIT D OF BUILDING 21 IN FAIRWAY MEADOWS CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 1 IN FAIRWAY MEADOWS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERICAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1995 AS DOCUMENT 95071183; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95210299, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DOCUMENT 94863285.