

UNOFFICIAL COPY

Doc# 2127821192 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2021 11:19 AM Pg: 1 of 3

21072130110
WARRANTY DEED

Tenancy by the Entirety (Illinois)

Dec ID 20210901676085
ST/CO Stamp 2-021-699-728 ST Tax \$315.00 CO Tax \$157.50

MAIL TO:

Law Offices of Kathleen Widuch
208 Wisner
Park Ridge, Illinois 60068

NAME & ADDRESS OF TAXPAYER:

Raymond J. Wawrzyniak
7724 W. Golf Drive
Palos Heights, IL 60463

THE GRANTOR(s): Samuel J. Dutch and Lauren Dutch, husband and wife, of 586 1st Cape Coral Drive, Winter Garden, Orange County, Florida 34787, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to GRANTEE(s): Raymond J. Wawrzyniak and Susan K. Wawrzyniak, husband and wife, whose address is 14440 S. Twin Creek Lane, Homer Glen, Illinois 60491, not as Tenants-in-Common or as Joint Tenants but as Tenants by the Entirety, any and all interest in the following described Real Estate situated in the Village of Palos Heights, County of Cook, State of Illinois, to wit:

(See page 2 for legal description attached hereto and made a part hereof)

Subject, however, to general real estate taxes not due and payable; terms and provisions of the Declaration of Condominium Covenants, Conditions and Restrictions (Declaration/CCRs) and all amendments, public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by Illinois law; and installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs.

Permanent Index Number(s): 23-36-303-124-1047

Property Address: 7724 Golf Drive, Palos Heights, IL 60463

DATED this 24th day of September, 2021



Samuel J. Dutch (SEAL)



Lauren Dutch (SEAL)

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Samuel J. Dutch and Lauren Dutch, husband and wife, personally known to me to be the 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.

Given under my hand and notarial seal, this 24th day of September, 2021.



NOTARY PUBLIC

My commission expires on July 14, 2025

NAME AND ADDRESS OF PREPARER:
Cary A. Horvath
Odelson, Sterk, Murphey, Frazier & McGrath, Ltd
3318 W. 95th Street
Evergreen Park, IL 60805



**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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LEGAL DESCRIPTION

PARCEL 1: UNIT 7724 IN OAK HILLS CONDOMINIUM II AS DELINEATED ON SURVEY OF CERTAIN LOTS OF PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISIONS IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION COMPANY, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23771002; AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF THE COMMON ELEMENTS, IN SAID PARCEL 1 (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 23684698 AND CREATED BY DEED FROM BURNSIDE CONSTRUCTION COMPANY TO ARTHUR M. TRUC AND BEULAH TRUC, HIS WIFE RECORDED SEPTEMBER 10, 1979 AS DOCUMENT 25137336 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office