

# UNOFFICIAL COPY

Doc#: 2131901110 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/15/2021 12:13 PM Pg: 1 of 3

## WARRANTY DEED

### MAIL TO:

Lee T. Virtel  
Antonopoulos & Virtel, P.C.  
15419 127th Street, Suite 100  
Lemont, Illinois 60439

Dec ID 20211101625583  
ST/CO Stamp 1-703-244-944 ST Tax \$310.00 CO Tax \$155.00

### NAME & ADDRESS OF TAXPAYER:

GRANTEES ADDRESS

Susan P. Luchon  
13471 South Westview Drive  
Palos Heights, Illinois 60463

The Grantor: Mary Pat Kuzmak, formerly known as M. Patricia Kuzmak as trustee under the terms and provisions of a certain trust agreement dated February 24, 2009, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration conveys and warrants to Grantee: Susan P. Luchon, Trustee of the Susan P. Luchon Self-Declaration of Trust dated August 10, 2021, in the following described real estate situated in Cook County, Illinois, to wit:

#### PARCEL 1:

UNIT NO. 13471, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE OAK HILLS CONDOMINIUMS V, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 86044455, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 23684698.

Subject to covenants, conditions, restrictions and easements of record and general real estate taxes for the year 2021 and subsequent years.

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

Permanent Index Numbers: 23-36-303-162-1147

Property Address: 13471 South Westview Drive, Palos Heights, Illinois 60463

**SIGNATURE PAGE TO FOLLOW**

FIDELITY NATIONAL TITLE  
OC21033521

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DATED this 27<sup>th</sup> day of October 2021.

Mary Pat Kuzmak  
Mary Pat Kuzmak, formerly known as M. Patricia Kuzmak as trustee under the terms and provisions of a certain trust agreement dated February 24, 2009

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 Mary Pat Kuzmak, formerly known as M. Patricia Kuzmak as trustee under the terms and provisions of a certain trust agreement dated February 24, 2009 signed, sealed and delivered the said 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 27<sup>th</sup> day of October 2021.



Nichole P. Misch  
NOTARY PUBLIC

My commission expires on 7/8 24.

**NAME AND ADDRESS OF PREPARER:**

Mark H. Sterk  
Odelson, Sterk, Murphey, Frazier & McGrath, Ltd.  
3318 West 95<sup>th</sup> Street  
Evergreen Park, Illinois 60805

**COUNTY - ILLINOIS TRANSFER STAMPS:**

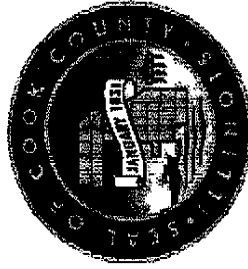
Exempt pursuant to Section 31-45 \_\_\_\_ of  
the Real Estate Transfer Act Law

\_\_\_\_\_  
Buyer, Seller or Representative

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**REAL ESTATE TRANSFER TAX**

01-Nov-2021



**COUNTY:**

155.00

**ILLINOIS:**

310.00

**TOTAL:**

465.00

23-36-303-162-1147

20211101625583

1-703-244-944

Property of Cook County Clerk's Office