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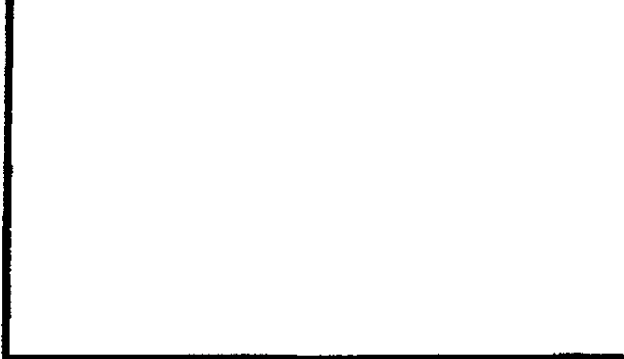
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WARRANTY DEED STATUTORY (ILLINOIS)

Doc#: 2132039429 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2021 02:31 PM Pg: 1 of 2

Dec ID 20211101629522
ST/CO Stamp 1-878-641-808 ST Tax \$170.00 CO Tax \$85.00

**THE GRANTOR,
PATRICK J. TASSONE,**
A single man, of the
Village of Oak Lawn, State of Illinois,
for and in consideration of
TEN and NO DOLLARS, and other
good and valuable considerations
in hand paid, Conveys and Warrants unto



KATHLEEN M. MCCANN, divorced not since remarried, of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

1034 S. Hamlin Ave.

UNIT #10712-1 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 2 IN MCNAMARA'S 107TH STREET AND KEATING AVENUE SUBDIVISION OF LOT 1 AND 2 (EXCEPT THE WEST 116 FEET OF SAID LOT 2) IN BLOCK 9 IN FREDERICK H. BARTLETT'S HIGHWAY ACRES, A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1974 KNOWN AS TRUST NUMBER 33381 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 24264230 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THERE AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) general real estate taxes not due and payable at closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

Permanent Real Estate Index Number(s): 24-15-300-012-1004

USI

Address(es) of Real Estate: 10712 S. Keating Ave., Unit 1, Oak Lawn, IL 60453

REAL ESTATE TRANSFER TAX

08-Nov-2021



COUNTY: 85.00
ILLINOIS: 170.00
TOTAL: 255.00

24-15-300-012-1004

| 20211101629522 | 1-878-641-808

Village of Oak Lawn Real Estate Transfer Tax \$300 05122

Village of Oak Lawn Real Estate Transfer Tax \$50 06398

Village of Oak Lawn Real Estate Transfer Tax \$500 05409

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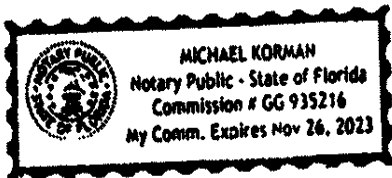
Dated this 1st of November, 2021

Patrick J. Tassone
Patrick J. Tassone

State of Florida)
County of Seminole) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Tassone, 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 he signed, sealed and delivered the said instruments as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Give under my hand and official seal on 11 / 1, 2021



Michael Korman
Notary Public

My commission Expires: Nov 26 2023

This instrument was prepared by: John Q. Fitzpatrick, Fitzpatrick Law Firm, 11011 S. Kedzie Ave., Chicago, IL 60655

MAIL TO:
Mary Niego-McNamara, P.C.
Attorney at Law
10653 S. Kostner Ave.
Oak Lawn, IL 60453

SEND SUBSEQUENT TAX BILLS TO:
Kathleen McCann
10712 S. Keating Ave., Unit 1
Oak Lawn, IL 60453