

UNOFFICIAL COPY

WARRANTY DEED

Individual

Doc#: 2135012098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/16/2021 11:01 AM Pg: 1 of 3

MAIL TAX BILL TO:

Simarjit Bhalla
7424 Terrace Drive
Justice, Illinois 60458

Dec ID 20211101625560
ST/CO Stamp 1-445-843-600 ST Tax \$200.00 CO Tax \$100.00

MAIL RECORDED DEED TO:

Dennis M. Walsh
16335 South Harlem Avenue, Ste 400
Tinley Park, Illinois 60477

THE GRANTOR, DANIELLE N. CONRAD, an unmarried woman, of Justice, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEYS AND WARRANTS** to SIMARJIT BHALLA, of 7416 Maple Drive, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:


UNIT 46-7424 IN THE ARBORS OF JUSTICE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS THE ARBORS OF JUSTICE UNIT NO. 1 SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDED SEPTEMBER 9, 1996 AS DOCUMENT 96689105 AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 18-26-102-054-1011
Property Address: 7424 Terrace Drive, Justice, Illinois 60458

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

DATED this 14 day of October, 2021.



DANIELLE N. CONRAD

FIDELITY NATIONAL TITLE OC21035766

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STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **DANIELLE N. CONRAD**, 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 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 14th day of October, 2021.



Giavanna Cantarino

Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

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REAL ESTATE TRANSFER TAX

08-Dec-2021



| | |
|------------------|---------------|
| COUNTY: | 100.00 |
| ILLINOIS: | 200.00 |
| TOTAL: | 300.00 |

18-26-102-054-1011

20211101625560

1-445-843-600

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