

UNOFFICIAL COPY

A21-4029 LB

WARRANTY DEED

Doc#: 2135639103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2021 07:58 AM Pg: 1 of 2

MAIL TO:

SHERMAN ADAMS JR.

6760 W. 180th #2W

TINLEY PARK IL 60477

Dec ID 20211201671549

ST/CO Stamp 1-244-457-616 ST Tax \$123.00 CO Tax \$61.50

MAIL TAX BILLS TO:

SHERMAN ADAMS JR

6760 W. 180th St, #2W

TINLEY PARK, IL 60477

THE GRANTOR(S), Erik Kozicki, a single man, of 7333 West 111th Street, Worth, Illinois 60482, for the consideration of Ten Dollars, and other good and valuable consideration the receipt of whereof is hereby acknowledged, **CONVEY** and **WARRANT** to Sherman Adams Jr., SINGLE, as _____, of 4170 191st Street Country Club Hills, Illinois 60478, the following described real estate:

UNIT 6760 D-2 WEST TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN OAK VILLAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 89409154, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 6760 West 180th Street, Unit 2W, Tinley Park, Illinois 60477
Property Identification Number: 28-31-406-008-1016


SUBJECT TO: (1) General real estate taxes for the year 2020 and subsequent years, (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this Deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales prices greater than \$147,600.00 until 90 days from the date of this Deed. These restrictions shall run with the land are not personal to the Grantee.

This instrument was prepared by: Jonathan E. Womack, 1395-B Main Street, Suite C, Crete, Illinois 60417

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IN WITNESS WHEREOF, the Grantor(s) have hereunto set his/her/their/its hands and seals this 6 day of December, 2021.

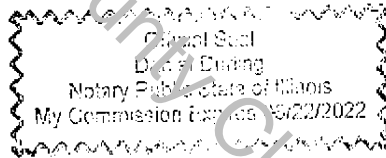
Seal 
Erik Kozicki

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Erik Kozicki, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

My commission expires 06/22/2022
Subscribed and sworn to before me this
6th day of December, 2021.


Notary Public



REAL ESTATE TRANSFER TAX		20-Dec-2021
COUNTY:		61.50
ILLINOIS:		123.00
TOTAL:		184.50

28-31-406-008-1016 | 20211201871549 | 1-224-457-915

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