

UNOFFICIAL COPY

Doc#: 2201218093 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2022 07:43 AM Pg: 1 of 2

Dec ID 20211201672117
ST/CO Stamp 0-363-174-544 ST Tax \$252.00 CO Tax \$126.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Russ Kazda
KazdaLaw, P.C.
17112 S. Oak Park Ave
Tinley Park, IL 60477

GRANTEES ADDRESS

NAME & ADDRESS OF TAXPAYERS:

Pawan Rishiraj
11131 Waters Edge Drive Unit 3B,
Orland Park, IL 60467

RECORDER'S STAMP

The Grantor, Philomena Mahoney, as Trustee of the Michael Mahoney and Philomena Mahoney Trust Number 101169, dated September 8, 2005, of the Village of Orland Park, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the Grantee, Pawan Rishiraj, of 7335 Tiffany Drive, Apt 1A, Orland Park, IL 60462, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 3B IN FOUNTAIN HILL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 75 IN THE VILLAS OF FOUNTAIN HILLS PHASE 3 PLAT OF SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2005 AS DOCUMENT NUMBER 0533227003; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Special taxes and assessments confirmed after contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances which conform to the present usage of the premises; (e) Public and utility easements which serve the property; (f) Public roads and highways, if any; and (g) Drainage ditches, feeders lateral and drain tile, pipe or other conduit.

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

Permanent Index Number:
Property Address:

27-32-312-005-1010
11131 Waters Edge Drive Unit 3B, Orland Park, IL 60467

FIDELITY NATIONAL TITLE
OC21044206

UNOFFICIAL COPY

DATED this 13 day of Dec, 2021.

Philomena Mahoney ^{AS Trustee}
(SEAL)
Philomena Mahoney, as Trustee of the
Michael Mahoney and Philomena
Mahoney Trust Number 101169, dated
September 8, 2005

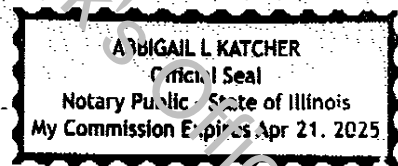
STATE OF ILLINOIS)
) ss
COUNTY OF WILL)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Philomena Mahoney, as Trustee of the Michael Mahoney and Philomena Mahoney Trust Number 101169, dated September 8, 2005**, 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 individually acknowledged that she signed 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 official seal this 13 day of Dec, 2021.



Abigail L. Katcher

Notary Public



NAME AND ADDRESS OF PREPARER:

Marsha Ross
Attorney at Law
21237 S. LaGrange Road
Frankfort, Illinois 60423

		COUNTY:	126.00
		ILLINOIS:	252.00
		TOTAL:	378.00
27-32-312-005-1010		20211201672117 0-363-174-544	