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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Kathleen F. Urbanczyk 9165 North Road Palos Hills, IL 60465 Doc#. 2201418187 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/14/2022 09:09 AM Pg: 1 of 3

Dec ID 20211201671784

ST/CO Stamp 0-711-886-480 ST Tax \$185.00 CO Tax \$92.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Kathleen F. Urbanczyk, a single woman, of 9165 North Road, Palos Hills, IL 60465 for and in consideration of TFN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Anastasiya Chaikouskaya, a woman of 5109 N East Rivel Rd 4773H, Chicage 12 60656 the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 23-22-200-066-1095

Property Address: 9165 North Rd, Unit E, Palos Hills, IL 60465

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Baird & Whater Isle Services, tou 475 North Maningale Soft 130 Schaumburg, ILA0177

REAL ESTATE TRANSFER TAX		TAX	03-Jan-2022
	A THE REAL PROPERTY.	COUNTY:	92.5C
No.	(8 E.)	ILLINOIS:	185.00
		TOTAL:	277.50
23-22-200-066-1095		20211201671784 0-711-886-480	

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Dated this 13th day of December, 2021. Kathleen F. Urbanczyk

STATE OF ILLINOIS) SS COUNTY OF KANE

1, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathleen F. Urbanczyk 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 signed, sealed and delivered in the instrument as 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 13th day of December, 2021.

KELLEY V FLINN Official Seal lorar Public - State of Illinois My Commission Expires Oct 12, 2022

THIS INSTRUMENT PREPARED BY Kelley V. Flinn Law Office of Kelley V. Flinn 902 S. Randall Road, Suite C 316 St. Charles, IL 60174

MAIL TO:

Sebastian Kos Law Office
5529 S Monroe st 119 5 Vine St Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO Unit E Palos Hills, IL 60465

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 9165E-20 IN WOODS EDGE III CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 'A' IN MCGRATHE AND AHERN SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25432642, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILL'NOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1
AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENTS NUMBER 23667054,
AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME.