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Doc#: 2201955114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2022 11:05 AM Pg: 1 of 5



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20211201676297
ST/CO Stamp 0-612-693-648

Property of Cook County Clerk's Office

THE GRANTOR(S), Charles J. McNellis and Julie M. McNellis, not in tenancy in common, but in Joint Tenancy, of the Village of Oak Lawn, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Donald Nicholson. (GRANTEE'S ADDRESS) 9840 S. Palaski - Unit 123, Oak Lawn, Illinois 60453 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

Exempt under provisions of Paragraph 10 Sec. 4. Real Estate Transfer Act

THIS IS NOT HOMESTEAD PROPERTY

Date: 1/15/21

SUBJECT TO: general taxes for the year 2021 and subsequent years

Edward S. Ball
Buyer, Seller or Representative



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

Permanent Real Estate Index Number(s): 24-10-226-066-1135
Address(es) of Real Estate: 9840 S. Palaski - Unit 123, Oak Lawn, Illinois 60453

Dated this 15 day of DECEMBER, 2021

Charles J. McNellis
Charles J. McNellis

Julie M. McNellis
Julie M. McNellis

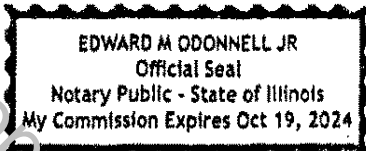
REAL ESTATE TRANSFER TAX		13-Jan-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-10-226-066-1135	20211201676297	0-612-693-648

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Charles J. McNellis and Julie M. McNellis, not in tenancy in common, but in Joint Tenancy, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 15 day of DECEMBER, 2021



Edward M. O'Donnell Jr.
(Notary Public)

Prepared By: Edward M. O'Donnell
 9322 S. Bell Ave.
 Chicago, Illinois 60643

Mail To:
 Donald Nicholson
 9840 S. Pulaskird Unit 123
 Oak Lawn, Illinois 60453

Name & Address of Taxpayer:
 Donald Nicholson
 9840 S. Pulaskird Unit 123
 Oak Lawn, Illinois 60453

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EXHIBIT 'A' Legal Description

UNIT NUMBER 123-4, IN BAYPORT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 1/2 OF LOT 3 AND THE EAST 1/2 OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 535.48 FEET THEREOF IN BARTOLOMEO AND MILORD SUBDIVISION OF THE SOUTH 36 1/2 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 8 1/4 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25295899, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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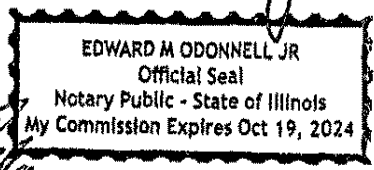
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12-15-21

Signature *Charles J. Donnell*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR THIS 15 DAY OF DECEMBER 2021.



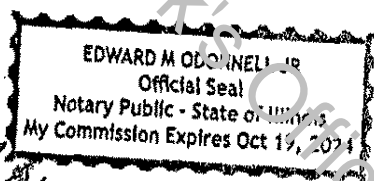
NOTARY PUBLIC *Edward M. O'Donnell, Jr.*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-15-21

Signature *Bonnie K. Kuebler*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE THIS 15 DAY OF DECEMBER 2021.



NOTARY PUBLIC *Edward M. O'Donnell, Jr.*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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9446 South Raymond Avenue, Oak Lawn Illinois 60453
Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9840 S PULASKI UNIT 123

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1(L) of said Ordinance

Dated this 17th day of December, 2021

Thomas E. Phelan
Village Manager

Ferry Vorderer
Village President

Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

17th Day of December, 2021

