

UNOFFICIAL COPY

226NW8370706V
WARRANTY DEED

Doc#: 2204721236 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2022 11:25 AM Pg: 1 of 3

RETURN TO:

Attorney Anthony Tortorich
15640 Janas Drive
Homer Glen, IL 60491

Dec ID 20220201624594
ST/CO Stamp 2-127-120-784 ST Tax \$72.00 CO Tax \$36.00

GRANTEE'S ADDRESS & FUTURE TAX BILLS TO:

Margot A. Rogus
2620 Central Dr., 1S
Flossmoor, IL 60422

THE GRANTOR(S), Joseph J. Tapajna and Marilyn Kent Tapajna, husband and wife, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, in hand paid, CONVEY and WARRANT unto GRANTEE(S), Margot A. Rogus an unmarried woman of 2546 Central Dr., #3, Flossmoor, IL 60422, the following-described real estate situated in Cook County, Illinois:

Legal Description:

See Legal Description Attached as Exhibit A

Permanent Index Number(s):

31-01-420-048-¹⁰¹³~~1001~~

Property Address:

2620 Central Dr., 1S, Flossmoor, IL 60422

SUBJECT TO: General real estate taxes for the year 2020 and subsequent years; covenants, conditions & restrictions of record; public and utility easements, existing leases and tenancies, if any, and unconfirmed special government taxes or assessments.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple title, forever.

[SIGNATURE PAGE TO FOLLOW]

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DATED this 11th day of February 2022.

Joseph J. Tapajna
Joseph J. Tapajna

Marilyn Kent Tapajna
Marilyn Kent Tapajna

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph J. Tapajna and Marilyn Kent Tapajna, personally known to me to be the same persons whose names are subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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, if any.

The foregoing instrument was acknowledged and sworn to before me this 11th day of February 2022.

Kelly M. Scruggs
Notary Public



This Instrument Was Prepared By:
Joshua B. Rosenzweig (jrosenzweig@ottosenlaw.com)
OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.
1804 N. Naper Blvd., Suite 350
Naperville, IL 60563
(630) 682-0085 – Phone

EXHIBIT A

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LEGAL DESCRIPTION

UNIT NUMBER 2620 1-"S", AS DELINEATED ON SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS "A", "B", "C", "D", AND "E" IN THE RESUBDIVISION OF LOTS 35 TO 45 BOTH INCLUSIVE IN BLOCK 8 IN THE SUBDIVISION OF 91.76 ACRES OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MAY 21, 1959 AS DOCUMENT NUMBER 17545634, IN BOOK 536 OF PLATS, PAGE 37, IN COOK COUNTY, ILLINOIS,

SAID SURVEY IS ATTACHED AS EXHIBIT "A" TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR FLOSSMOOR COUNTRY CLUB APARTMENTS CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED, JUNE 1, 1966 AND KNOWN AS TRUST NUMBER 23555, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22557628; TOGETHER WITH AN UNDIVIDED INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s) 31-01-420-048-1013

Commonly known as: 2620 Central Dr., 1S, Flossmoor, IL 60422

PROPERTY OF Cook County Clerk's Office