

UNOFFICIAL COPY

WARRANTY DEED Individual(s) To Individual(s)

Doc#: 2205407767 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2022 01:48 PM Pg: 1 of 3

Dec ID 20220201628513
ST/CO Stamp 1-325-668-752 ST Tax \$300.00 CO Tax \$150.00

THE GRANTOR(S),
Cynthia Phillips and Daniel Phillips
(Joint Tenancy With Right Of Survivorship)

of the City of Olympia Fields
State of Illinois, for and in
consideration of Ten and 00/100 Dollars, and
other good and valuable consideration, the
receipt and sufficiency of which is hereby
acknowledged, REMISE, RELEASE, ALIEN
AND CONVEY(S) and WARRANT(S) to
Douglas C. Johnson

of 16402 Claire Ln, South Holland, IL 60473

and to his/her/their heirs and assigns, FOREVER, _____
_____, all the
following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: *(see attached Legal Description made part hereof)*

Permanent Index Number(s): 31-24-205-013-0000

Commonly Known As: 20828 Brookwood Dr, Olympia Fields, IL 60461

The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.



SUBJECT TO: General Real Estate Taxes for 2021 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof; any special taxes or assessment for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property; building code violations, liens and judgments; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey.

DATED THIS 18th DAY OF February, 2022.

Cynthia Phillips (Seal)
Cynthia Phillips

Daniel Phillips (Seal)
Daniel Phillips

(Seal)

REAL ESTATE TRANSFER TAX		18-Feb-202
	COUNTY:	150.0
	ILLINOIS:	300.0
	TOTAL:	450.0

FIDELITY NATIONAL TITLE lofz
0c2057240

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

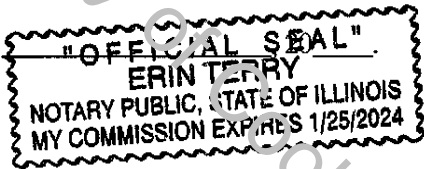
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Cynthia Phillips and Daniel Phillips

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.

WITNESS my hand and official seal this 18th day of February , 20 22 .

Commission expires



[Signature]
NOTARY PUBLIC

This instrument prepared by :

A. Ade Adekoya, Esq
Adekoya Law Group
Adekoya & Associates, LLC
915 175th Street, Suite 11NW
Homewood, IL 60430-2977

MAIL TO:

Douglas C. Johnson
 20828 Brookwood Dr.
 Olympia Fields IL 60461

GRANTEE'S ADDRESS

SEND SUBSEQUENT TAX BILLS TO:

Douglas C. Johnson
 20828 Brookwood Dr.
 Olympia Fields IL 60461

Recorder's Office Box No. _____

UNOFFICIAL COPY

LEGAL DESCRIPTION

20828 Brookwood Dr, Olympia Fields, IL 60461

Legal Description for Premises Commonly Known As: _____

LOT 25 IN BLOCK 6 OF ATHENIA PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THE EAST 22.5 ACRES OF THE NORTH 45 ACRES THEREOF, AND ALSO EXCEPTING THEREOF, THE FOLLOWING DESCRIBED TRACT; COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE SAID 45 ACRES; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 24, 330 FEET; THENCE WEST TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 330 FEET TO THE SOUTH LINE OF THE SAID 45 ACRES; THENCE EAST ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING; ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 23, 1956 AS DOCUMENT 16734380, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office