

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois Statutory)

Doc#: 2208945001 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/30/2022 09:39 AM Pg: 1 of 2

Dec ID 20220301655524  
ST/CO Stamp 0-475-676-048 ST Tax \$190.00 CO Tax \$95.00

As of this 19<sup>th</sup> day of March, 2022, the GRANTOR, Tyler Z. Kluck, a single man, and Alexandra N. Valenti, a single woman, of the Village of Tinley Park, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to GRANTEE, Catherine Cooke, a single woman, of 19425 Glenbrook Ln., Tinley Park, IL 60487, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### PARCEL 1:

UNIT 3 SOUTH TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MOUNT LEINSTER III CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 88494742, IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHTS TO USE OF PARKING SPACE B3, A LIMITED TO COMMON ELEMENTS AS DELINEATED AND SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 88494742, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 27-25-104-029-1006

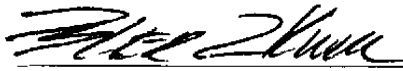
COMMONLY KNOWN AS: 16749 Paxton Avenue, Unit 3S, Tinley Park, IL 60477

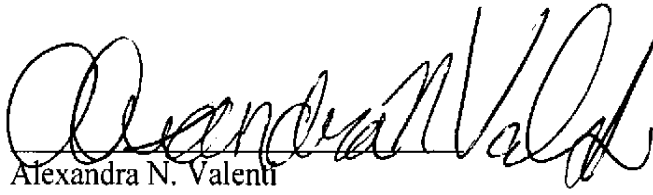
**SUBJECT TO:** General real estate taxes not yet due or payable; building lines or other use or occupancy restrictions; covenants and restrictions of record; easements for public utilities; drainage ditches, feeders, and laterals.

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

[Signatures to follow on next page]

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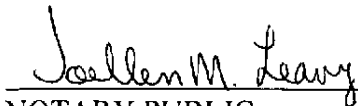
  
Tyler Z. Kluck

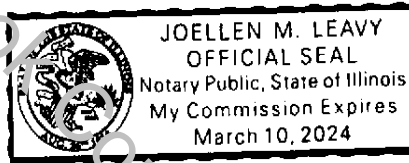
  
Alexandra N. Valenti

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tyler Z. Kluck and Alexandra N. Valenti, whose names 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.

Given under my hand and official seal, this 19<sup>th</sup> day of March, 2022

  
NOTARY PUBLIC





This instrument was prepared by: Patti A. Bernhard, 127 Aurora Ave., Naperville, IL 60540

~~MAIL TO:~~  
Kathleen Cunningham  
Cross Town Legal  
19201 S. LaGrange Rd., Ste. 205  
Mokena, IL 60448

**SEND SUBSEQUENT TAX BILLS TO:**  
Catherine Cooke  
16749 Paxton Avenue, Unit 3S  
Tinley Park, IL 60477

**Return to:**  
Wheatland Title Company *lot 2*  
105 W. Veterans Parkway, Yorkville, IL 60560  
*44-11-2022 CO-1001 MAY*

REAL ESTATE TRANSFER TAX		29-Mar-2022
		COUNTY: 95.00
		ILLINOIS: 190.00
		TOTAL: 285.00
27-25-104-029-1006		20220301655524   0-475-676-048