

22-81087

UNOFFICIAL COPY

WARRANTY DEED

Doc# 2211701275 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2022 12:34 PM Pg: 1 of 2

Dec ID 20220401692409
ST/CO Stamp 1-583-283-088 ST Tax \$165.00 CO Tax \$82.50

THIS INDENTURE made this 22nd day of April, 2022, between DANIEL P. WALKER, a married person, (hereinafter "GRANTOR"), and THOMAS C. MELLNICK, a single person, (hereinafter "GRANTEE")

GRANTOR, DANIEL P. WALKER, a married person, of Glenview, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS all his rights, title and interest to the GRANTEE, THOMAS C. MELLNICK, a single person, of 627 Sutton Court, Wheeling, Illinois 60090, the following described real estate:


UNIT 4 IN BUILDING 23 IN KINGSFORD COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF LOTS 5, 6 AND 7 IN SECTION 3, TAKEN AS A TRACT, IN OWNER'S DIVISION OF BUFFALO CREEK FARM, BEING A SUBDIVISION OF PART OF SECTION 2, 3, 4, 9 AND 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF AGREEMENT DATED JANUARY 29, 1986 AND KNOWN AS TRUST NUMBER 210806 RECORDED IN THE OFFICE OF THE RECORDER OF DEED, COOK COUNTY, ILLINOIS, ON MAY 25, 1987 AS DOCUMENT NUMBER 87264610, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AS MAY BE AMENDED FROM TIME TO TIME, EXCEPTING THE UNIT'S AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, AS MAY BE AMENDED FROM TIME TO TIME.

PERMANENT INDEX TAX NUMBER: 03-03-400-073-1096

PROPERTY ADDRESS: 627 Sutton Court, Wheeling, Illinois 60090

SUBJECT TO: (1) General real estate taxes for 2021 Second Installment and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Building lines and easements. (4) Zoning laws and ordinances. (5) Easements of public utilities.

THIS IS NON-HOMESTEAD PROPERTY.

 **WHEELING**
Real Estate Transfer Approved
Initials MC Date 4/25/22
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

UNOFFICIAL COPY

DATED this 22nd day of April, 2022.

Daniel P. Walker
DANIEL P. WALKER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DANIEL P. WALKER, personally known to me to be the same person whose name is subscribed and sworn to the foregoing instrument, appeared before me this day in person, that he signed, sealed and delivered the said instrument as his 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 notary seal, this 22nd day of April, 2022.



Laura A. Nettleton
Notary Public

Mail Deed to: and
Jay Collins
Attorney at Law
Collins & Burton, LTD.
1300 W. Belmont Ave., Suite 405
Chicago, IL 60657

Mail Tax Bills to:
Thomas C. Melnick
627 Sutton Ct.
Wheeling, IL 60090

Prepared by:
Dan Walker
Attorney at Law
Dan Walker Law Office
211 W. Chicago Avenue, #109
Hinsdale, IL 60521