

220253002467  
WARRANTY DEED

# UNOFFICIAL COPY

THE GRANTOR, *Carmen Margarita Melendez*, a single woman, of 7100 West 95th Street, Unit 303, Oak Lawn, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Kevin Janociak*, a single man, of 108 North Shelton Avenue, Willow Springs, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Doc#: 2213817123 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2022 01:24 PM Pg: 1 of 3

Dec ID 20220501603296  
ST/CO Stamp 0-817-307-536 ST Tax \$172.00 CO Tax \$86.00

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

*SUBJECT TO: covenants, conditions restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.*

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

Address of Real Estate: 7100 West 95th Street, <sup>Unit 303</sup> Oak Lawn, Illinois, 60453

Permanent Real Estate Index Number: 24-06-301-045-1031

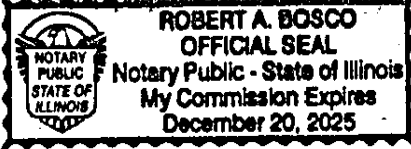
DATED this 3rd day of May, 2022

*Carmen Melendez*  
CARMEN MARGARITA MELENDEZ

State of Illinois  
County of Cook

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Carmen Margarita Melendez*, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.



Given under my hand and official seal, this 3rd day of May, 2022.

*Robert A. Bosco*  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo*, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:  
Elizabeth A. Boratto, Esq.  
930 N. York Road, Ste. 224  
Hinsdale, Illinois 60521

SEND SUBSEQUENT TAX BILLS TO:  
Kevin Janociak  
7100 West 95th Street, Unit 303  
Oak Lawn, Illinois 60453

Village of Oak Lawn	Real Estate Transfer Tax \$500	05713	Village of Oak Lawn	Real Estate Transfer Tax \$300	05349
Village of Oak Lawn	Real Estate Transfer Tax \$50	06698	Village of Oak Lawn	Real Estate Transfer Tax \$10	03058

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**Warranty Deed**

INDIVIDUAL TO INDIVIDUAL

7100 West 95th Street  
Oak Lawn, Illinois 60453

Carmen Margarita Melendez  
to  
Kevin Janociak

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

UNIT NO. 303, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN CAGO DEVELOPMENT, 95TH STREET AND NOTTINGHAM AVENUE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, 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 MADE BY THE 1ST NATIONAL BANK OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22788882, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION, ALL IN COOK COUNTY, ILLINOIS.

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