

UNOFFICIAL COPY

Doc#: 2216721224 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2022 10:38 AM Pg: 1 of 3

Dec ID 20220601646074
ST/CO Stamp 0-002-142-288 ST Tax \$280.00 CO Tax \$140.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS

Andrew Geraci and Allison Stoner
315 E. Burlington
Unit J
Riverside, IL 60546

(The Above Space for Recorder's Use Only)

^{T. E.}
THE GRANTORS Andrew Geraci and Allison Stoner, as husband and wife, of 315 E. Burlington, Unit J, Riverside, IL 60546 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Dean Sullivan, an unmarried man and Mary Fialkowski, an unmarried woman, of 356 E. Burlington, Riverside, IL 60546, not as tenants in common and not as tenants by the entirety, but as joint tenants with rights of survivorship, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 15-36-212-033-1009

ST
Property Address: 315 E. Burlington, Unit J, Riverside, IL 60546


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

SUBJECT TO: covenants, conditions and restrictions of record and 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.

Dated this 7th day of June, 2022.



Andrew Geraci



Allison Stoner

FIDELITY NATIONAL TITLE

22012083
1 of 2

REAL ESTATE TRANSFER TAX

14-Jun-2022



COUNTY:	140.00
ILLINOIS:	280.00
TOTAL:	420.00

15-36-212-033-1009

20220601646074 | 0-002-142-288

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STATE OF ILLINOIS)
) SS,
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Geraci and Allison Stoner personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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

Given under my hand and notarial seal, this 7th day of June, 2022.

Sheila M Hayes

Notary Public



THIS INSTRUMENT PREPARED BY
David Liberty
Castle Law
2 N. 129th Infantry Drive
Joliet, IL 60435

MAIL TO:

Law Office of Joseph Dvorak IV
15 Riverside Rd.
Ste. 5
Riverside, IL 60546

Grantor's Address:
SEND SUBSEQUENT TAX BILLS TO:

Dean Sullivan
315 E. Burlington St.
Unit J
Riverside, IL 60546

Compliance or Exemption Approved
Village of Riverside

BY: *[Signature]*

Date: *6/13/22*

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EXHIBIT A LEGAL DESCRIPTION

UNIT J IN DELAPLAINE CROSSING TOWNHOME CONDOMINIUMS, AS DEPICTED AND DESCRIBED ON THE PLAT OF SURVEY OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ATTACHED AS EXHIBIT "C" OF THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 21, 2006 AS DOCUMENT 0605231003, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office