

UNOFFICIAL COPY

Doc#. 2218839217 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2022 12:06 PM Pg: 1 of 2



Chicago Title Insurance Company
Warranty DEED
ILLINOIS STATUTORY

Dec ID 20220601652221
ST/CO Stamp 1-006-273-616 ST Tax \$325.00 CO Tax \$162.50

THE GRANTOR(S), ROBERT SPINOZZI, an unmarried man, of the Village of TINLEY PARK, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to TIMOTHY KOZACK, an *Single man* of 8417 Rob Roy Drive, Orland Park, IL 60462 of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

PARCEL 1: THE SOUTH 27 FEET OF THE NORTH 67.00 FEET OF LOT 6, IN CARLYLE RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CARLYLE RIDGE TOWNHOMES ASSOCIATION RECORDED AS DOCUMENT 97253386.

SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements, and roads and highways, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2021

Permanent Real Estate Index Number(s): 27-27-317-014-0000
Address(es) of Real Estate: 17403 CARLYLE COURT, TINLEY PARK, IL 60487

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Dated this 16 day of June, 2022

Robert A. Spinozzi
 ROBERT SPINOZZI

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROBERT SPINOZZI, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 official seal, this 16 day of June, 2022

S. Kabat (Notary Public)

Prepared By: JOHN C. CLAVIO, ATTORNEY AT LAW
 CLAVIO, VAN ORDSTRAND & ASSOCIATES, LLP.
 10277 W. LINCOLN HIGHWAY
 FRANKFORT, IL 60423

Mail To:

TIMOTHY KOZACK
 17403 CARLYLE COURT
 TINLEY PARK, IL 60487

Name & Address of Taxpayer:

TIMOTHY KOZACK
 17403 CARLYLE COURT
 TINLEY PARK, IL 60487