

19612039
WARRANTY DEED

UNOFFICIAL COPY

Doc#: 2218906263 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/08/2022 12:35 PM Pg: 1 of 2

THE GRANTOR

Dec ID 20220701671317
ST/CO Stamp 1-494-975-568 ST Tax \$185.00 CO Tax \$92.50

(The space above for Recorder's use only)

Thaddeus J. Zielinski Jr., Successor Trustee of the Thaddeus J. Zielinski, Sr., and Barbara J. Zielinski Family Trust dated September 27, 2014 for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Khafran Alshahin a single woman the following described Real Estate situated in Cook County, Illinois, commonly known as 11212 Cottonwood Drive, Palos Hills, IL 60465, legally described as:

Parcel I: Unit Number 23A, in Timbers in Palos Condominium together with a perpetual and exclusive use of Parking Space and Storage Area designated as 23AGS as delineated on a survey of a parcel of real property located in Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, as more fully described and shown on the plat attached as Exhibit "A" to the Declaration establishing a plan of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22647270 on March 7, 1974, as amended by Document Number 22735943, recorded on June 3, 1974 and amended by Document Number 22897894, recorded November 4, 1974 and as amended by Document 23003640 recorded February 21, 1975 in the Office of the Recorder of Deeds of Cook County, Illinois.

Together with a percent of common elements appurtenant to the said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentages set forth in such amended Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed hereby.

Parcel II: Easement for ingress and egress for the benefit of Parcel I recorded March 7, 1974 Document 22647269.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, and general real estate taxes for 2nd 2021 and subsequent years.

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

Permanent Index Number (PIN): 23-23-200-021-1021

Address(es) of Real Estate: 11212 Cottonwood Drive, Palos Hills, IL 60465

USI

Dated this 30th day of June, 2022

REAL ESTATE TRANSFER TAX

07-JUL-2022



COUNTY:	92.50
ILLINOIS:	185.00
TOTAL:	277.50

23-23-200-021-1021

| 20220701671317 | 1-494-975-568

UNOFFICIAL COPY

Thaddeus J. Zielinski, Jr. (SEAL)
**Thaddeus J. Zielinski, Jr., Successor
 Trustee of the Thaddeus J. Zielinski, Sr.,
 And Barbara J. Zielinski Family Trust
 Dated September 27, 2014.**

STATE OF ILLINOIS

COUNTY OF COOK

) s.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thaddeus J. Zielinski, Jr., As Successor Trustee of the Thaddeus J. Zielinski, Sr., and Barbara J. Zielinski Family Trust dated September 27, 2014 personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 *20* day of *September*, *2014*



Denise J. Bailey
 NOTARY PUBLIC

Commission expires _____

This instrument was prepared by: Thomas P. Dalton of Dalton & Dalton, P.C., 6930 W. 75th Street, Burbank, IL 60459

MAIL TO:
AMA Law Group
7060 Cornerstone Dr. Sk 102
Tinley Park, IL 60464

SEND SUBSEQUENT TAX BILLS TO:
Khatran Alshahi
11212 Cottmanwood Dr.
Palo Alto, IL 60465

OR Recorder's Office Box No. _____