

UNOFFICIAL COPY

Doc# 2218939292 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/08/2022 12:55 PM Pg: 1 of 2

MAIL TO:
Jon Georgis
12442 South Oak Park
Avenue
Palos Heights, IL
60463

Dec ID 20220601639911
ST/CO Stamp 0-401-614-928 ST Tax \$225.00 CO Tax \$112.50

SEND
SUBSEQUENT TAX
BILLS TO:
Timothy Tkach
16825 81st Court, #3E,
Tinley Park, IL 60477

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE
FILE # 2712322

WARRANTY DEED

(ILLINOIS) (GENERAL)

The Grantor, Jennifer Braam, a single woman, of 16825 81st Court, #3E, Tinley Park, IL 60477, for and in consideration of Ten & 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to ~~J. Timothy Tkach, as Trustee of the J. Timothy Tkach Trust and Linda Marie Tkach, as Trustee of the Linda Marie Tkach Trust, as Joint Tenants, ("Grantee")~~, the following described real estate (the "Real Estate") situated in the County of Cook and State of Illinois, to wit:

** of 14050 Whittaway Ct Old Port 2 60467*

UNIT NUMBERS 16825-3E AND 16825-P-3E, LOT 92 IN CHERRY CREEK SOUTH CONDOMINIUM III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN CHERRY CREEK SOUTH PHASE III, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 85179907 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Address of property: 16825 81st Court, #3E, Tinley Park, IL 60477

PIN: 27-26-203-048-1084

PIN: 27-26-203-048-1030

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any; (c) covenants, conditions, and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property.

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IN WITNESS WHEREOF, said Grantor has executed this warranty deed this 8 day of June, 2022.

Jennifer Braam
Jennifer Braam

STATE of ILLINOIS)
) SS.
COUNTY of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Braam, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of June, 2022.

Notary Public:

Madelyn K. Chromy

This instrument was prepared by:

Alexander R. Domanskis
Boodell & Domanskis, LLC
One North Franklin Street, Suite 1200
Chicago, Illinois 60606

