

# UNOFFICIAL COPY

**PREPARED BY:**  
Codilis & Associates, P.C.  
Michael Anselmo, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 2219620027 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/15/2022 06:30 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Sharyn Felton  
15407 Aster St. Unit 83  
Orland Park, IL 60462

Dec ID 20220601658970  
ST/CO Stamp 2-028-459-088 ST Tax \$245.00 CO Tax \$122.50

**MAIL RECORDED DEED TO:**

GUY M. KARM  
750 W. NORTHWEST HWY  
ARLINGTON HEIGHTS, IL 60004

## WARRANTY DEED

THE GRANTOR, Edward Poropat III, a married man, of 13550 Mohawk Ln, Orland Park, IL 60462, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND WARRANT(S) to THE GRANTEE(S) Sharyn Felton, of 314 Beach Ave, Unit 10 LaGrange Park, Illinois, all right, title and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 83 IN SILVER LAKE GARDENS VILLAS I AS DEMONSTRATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF OF SILVER LAKE GARDENS UNIT 6A, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CATALINA CONSTRUCTION CORPORATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 27762685 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDMENTS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEDED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDMENT AS THOUGH CONVEYED HEREBY.

**PERMANENT INDEX NUMBER:** 27-13-200-024-1078  
**PROPERTY ADDRESS:** 15407 Aster St, Unit 83, Orland Park, IL 60462

Subject, however, to the general taxes for the year 2021 2nd installment and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of IL. This is NOT Homestead property.

# UNOFFICIAL COPY

Dated this 06/28/2022

Edward Poropat III

By: \_\_\_\_\_

STATE OF IL

COUNTY OF St. Clair

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward Poropat III, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

June 28, 2022  
\_\_\_\_\_  
Notary Public  
My commission expires: 8-19-24

Exempt under the provisions of paragraph \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date  
\_\_\_\_\_ Agent.

