

# UNOFFICIAL COPY

Doc#: 2225706422 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2022 01:39 PM Pg: 1 of 3

Dec ID 20220901634362  
ST/CO Stamp 1-601-862-224 ST Tax \$421.00 CO Tax \$210.50

## WARRANTY DEED

Statutory

GRANTORS, Nicolas Stepina and Jennifer Stepina, who took title as Jenneifer Stepina,\* Husband and Wife, of the City of Oak Forest, in the County of Cook and the State of Illinois, for and in consideration of Ten

and no/100ths Dollars (\$10.00), CONVEY AND WARRANT to GRANTEES, WILLIE J. THOMAS, JR. AND SHELLEY Tarver -THOMAS, as Husband and Wife,\* whose address is 11257 S Wallace St Chicago, Illinois 60628, the following described Real Estate situated in the County of COOK and State of Illinois, to-wit:

\*AKA Jennifer Stepina

\* As tenants by the entirety

LOT 27 IN RICHMOND ESTATES, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON MARCH 5, 1987 AS LR3596626, IN COOK COUNTY, ILLINOIS.


Permanent Index Number: 28-18-406-033-000


Commonly known as: 6508 Charleston Street, Oak Forest, IL 60452

Subject to general real estate taxes not due and payable at time of closing; special taxes and assessments confirmed after contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; drainage ditches, feeders, laterals and drain tile, pipe, or other conduit; if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold said premises not in Tenancy in Common or in Joint Tenancy, BUT AS TENANTS BY THE ENTIRETY, forever.

Dated: August 30, 2022

  
\_\_\_\_\_  
Nicolas Stepina

  
\_\_\_\_\_  
Jennifer Stepina AKA Jenneifer stepina

FIDELITY NATIONAL TITLE

OC22020505

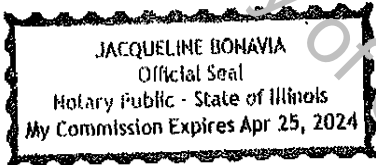
# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
   ) SS  
 COUNTY OF WILL         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~NICOLAS~~ Stepina and Jennifer Stepina, Husband and Wife, 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 the said 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 official seal, this 30<sup>th</sup> day of August, 2022.  
 \* AKA Jennifer Stepina

Jacqueline Bonavia  
 NOTARY PUBLIC



MAIL DEED AND TAX BILL TO:  
 Shelley Tarver-Thomas  
 Willie J. Thomas, Jr.  
 6508 Charleston  
 OAK Forest, IL 60452

THIS INSTRUMENT PREPARED BY:  
 Thomas R. Osterberger  
 KGG LLC  
 111 North Ottawa Street  
 Joliet, Illinois 60432  
 Phone (815) 727-4511

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

09-Sep-2022



<b>COUNTY:</b>	210.50
<b>ILLINOIS:</b>	421.00
<b>TOTAL:</b>	631.50

28-18-406-033-0000

| 20220901634362 | 1-601-862-224

Property of Cook County Clerk's Office