

WARRANTY DEED **UNOFFICIAL COPY**

THE GRANTORS: Beniamino Infelise, a single man of the City/Village of Oak Forest, in the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to:

Doc#: 2231855153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2022 03:16 PM Pg: 1 of 1

Dec ID 20221001660225
ST/CO Stamp 1-551-624-528 ST Tax \$123.00 CO Tax \$61.50

Yash Patel, a Single person of 15712 Independence Ct, #2S, Oak Forest, IL 60452

the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

UNIT 9-1 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHIBUI SOUTH CONDOMINIUM, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1984, AND KNOWN AS TRUST NUMBER 61991, RECORDED MARCH 5, 1993, AS DOCUMENT 93168945, AS AMENDED FROM TIME TO TIME, IN THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME. GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

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 as husband and wife not as joint tenants nor as tenants in common, but as TENANTS BY THE ENTIRETY.

Permanent Real Estate Index Number: 28-17-416-009-1107

FIRST AMERICAN TITLE
FILE # AF1029333

Address(es) of Real Estate: 15715 Peggy Lane, Unit 1, Oak Forest, IL 60452

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) Covenants, conditions and restrictions of record; (c) Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 18th day of October, 2022,

Beniamino Infelise
Beniamino Infelise

State of Illinois, County of WILL ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Beniamino Infelise, personally known to me to be the same person(s) i/vare 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 18th day of October, 2022.

Nancy VanPelt
Notary Public



This instrument was prepared by: Robert F. Quinn
Attorney At Law
440 W. Boughton, Suite 200
Bolingbrook, IL 60440

Mail to:
John M. Monroe
12820 S. Ridgeland Ave, Unit C,
Palos Heights, IL 60463

Send Subsequent Tax Bills To:
Yash Patel
15715 Peggy Lane, Unit 1, Oak Forest, IL 60452