

UNOFFICIAL COPY

WARRANTY DEED

Individual GRANTEE'S ADDRESS

Doc#: 2232246294 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/18/2022 03:08 PM Pg: 1 of 3

MAIL TAX BILL TO:

Angela Martinez Nihiser
18614 W. Point Drive
Tinley Park, Illinois 60477

Dec ID 20221101690862
ST/CO Stamp 1-318-323-536 ST Tax \$220.00 CO Tax \$110.00

MAIL RECORDED DEED TO:

~~Ignace Gromov~~
~~10221 W. Wilshire Avenue, Suite 10~~
~~Decatur, Illinois 60115~~



THE GRANTOR, STEPHANIE PAMON, an unmarried woman, of 18614 W. Point Drive, Tinley Park, Illinois 60477, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to ANGELA MARTINEZ NIHISER, a(n) Single Woman of 3089 N. MacArthur Rd Decatur, IL, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 31-06-214-032-0000
Property Address: 18614 W. Point Dr Tinley Park, Illinois 60477

Subject, however, to the general real estate taxes not due and payable at the time of Closing, 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 Exemptions Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		16-Nov-2022	
	COUNTY:		110.00
	ILLINOIS:		220.00
	TOTAL:		330.00
31-06-214-032-0000		20221101690862 1-318-323-536	

Fidelity National Title OC22026083

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DATED this 14th day of Nov 2022.

[Signature]
STEPHANIE PAMON

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 **STEPHANIE PAMON**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her 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 notarial seal this 14 day of November, 22.



[Signature]
Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

County Clerk's Office

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Exhibit "A" – Legal Description

PARCEL 1:

LOT 7-UNIT 2 IN WEST POINT MEADOWS UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 2000 AS DOCUMENT NO. 00210552, AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 13, 2000 AS DOCUMENT NO. 00917143, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT NO. 99940254, AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office