

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**



2234922050

Doc# 2234922050 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2022 02:50 PM PG: 1 OF 2

22-152983 1 of 2

THE GRANTORS JEREMY R. SMITH and ELIZABETH SMITH, a married couple, of the City of Oak Forest, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, JUAN SERNA OROPEZA, a single person, of the City of Chicago, Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2021 and subsequent years; and

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 28-17-412-056-1160

Address(es) of Real Estate: 15700 S Terrace, R3, Oak Forest, IL 60452

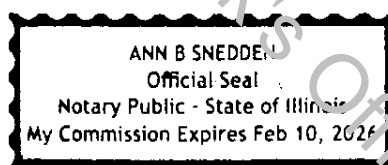
Dated this 21 Day of November, 20 22

JEREMY R. SMITH

ELIZABETH SMITH

State of IL)

County of Cook) ss



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY JEREMY R. SMITH and ELIZABETH SMITH, personally known to me to be the same person(s) whose name(s) 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 21 day of November, 20 22

Ann B. Snedden (Notary Public) Commission Expires Feb. 10, 2026

This instrument was prepared by: Bell & Shah, LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647

Mail To: Roberto J Hamilton, 3290 EXECUTIVE DR STE 101, JOLIET, IL 60431

Send Subsequent Tax Bills to: JUAN SERNA OROPEZA, 15700 S Terrace, R3, Oak Forest, IL 60452
GRANTEE AND

REAL ESTATE TRANSFER TAX

15-Dec-2022



COUNTY:	67.00
ILLINOIS:	134.00
TOTAL:	201.00

28-17-412-056-1160

| 20221201605615 | 0-898-788-688

UNOFFICIAL COPY

Doma Title Insurance, Inc.

Commitment Number: 22-152983-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT R03 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ROYAL OAK III, IN OAK FOREST TERRACE CONDOMINIUM NO. 28 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22507632, IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SHOWN ON PLAT OF OAK FOREST TERRACE SUBDIVISION RECORDED AS DOCUMENT 21942392 AND SET FORTH IN THE TERRACE MAINTENANCE ASSOCIATION AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT 22073451.

P.I.N.:
28-17-412-056-1160

C.K.A.: 15700 S Terrace Dr R3, Oak Forest, IL 60452