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WARRANTY DEED

Doc#. 2235728241 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/23/2022 12:34 PM Pg: 1 of 3

Dec ID 20221101690753

ST/CO Stamp 0-307-354-960 ST Tax \$224.50 CO Tax \$112.25

MAIL TO:

Atrick Dohard

Palos Hills ILLOYE

SEND SUBSEQUENT TAX BILLS TO:

Laura Conoradi 7742 U Golf M Palos Herauls II

(The Above Space for Recorder's Use Only)

THE GRANTOR, Martin Kalph Fasel, a single man, of 7742 Golf Drive, Unit 1A, Palos Heights, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Laura Concialdi, a single woman, of 11024 Tjeresa Court, Palos Hills, County of Cook, State of Illinois, in fee simple for ever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NO. 7742-1-A IN OAK HILLS CONDOME USM I AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 36. TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MACE BY BURNSIDE CONSTRUCTION COMPANY, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY ILLINOIS, AS DOCUMENT NO. 23684699; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTA IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

REAL ESTATE TRANSFER TAX

23-36-303-143-1097

21-Dec-2022
COUNTY: 112.25
ILLINOIS: 224.50
TOTAL: 336.75

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Baird & Warner Title Services, Inc 475 North Martingale Suite 120 Schaumburg, IL 60173

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PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BURNSIDE CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS, DATED OCTOBER 1, 1976 AND RECORDED OCTOBER 25, 1977 AS DOCUMENT NO. 23684698, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 23-36-303-143-1097

Property Address: 7742 W Golf Drive, 1A, Palos Heights, IL 60463

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illino's

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

County Clart's Office

Dated this (0^{th}) day of $0 c + \frac{0 c}{2022}$

Martin Ralph Fasel

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Martin Ralph Fasel** 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 he signed, sealed and delivered in the instrument as his 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 _____ day of

Notary Public

County Clark's Office

THIS INSTRUMENT PREPARED BY

Official Saa' Erin Gran' Notary Public State of Ill'no's

Katrina Cox Katrina Cox Law 15255 S. 94th Avenue, Suite 500 Orland Park, IL 60462