

# UNOFFICIAL COPY

Doc#: 2302010029 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/20/2023 10:16 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20230101634424  
ST/CO Stamp 0-281-963-344 ST Tax \$170.00 CO Tax \$85.00

*Above space is for Recorder's use only*

THE GRANTOR, Joseph D. Colavecchi, of the City of Palos Hills, County of Cook, State of Illinois, for and in consideration of TEN and 100/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Anna Polikaitis, an unmarried individual, of the City of Palos Hills, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

*See page 2 for legal description attached hereto and made part hereof.*


Permanent Real Estate Index Number(s): 23-23-111-037-0000  
Commonly known as: 5 Cour Deauville, Palos Hills, IL 60456

*60456*

Subject to the following permitted exceptions: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Dated the 16<sup>th</sup> day of January, 2023.

  
Joseph D. Colavecchi

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 Joseph D. Colavecchi is 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd day of January 2023.

  
Notary Public



FIDELITY NATIONAL TITLE 0022028467

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**LEGAL DESCRIPTION:**

PARCEL 1:  
THE NORTHERLY 21 FEET OF THE SOUTHERLY 105.34 FEET OF AREA 1 IN LOT 11 IN PALOS RIVIERA UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF PALOS RIVIERA UNIT NUMBER 5, RECORDED MARCH 6, 1973 AS DOCUMENT NUMBER 22240901 AND AS SET FORTH AND DEFINED IN DOCUMENT NUMBER 20609160 IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:

Michael F. Tomasek  
Tomasek Law Office, LLC  
195 N. Front Street, Suite A  
Braidwood, IL 60408

Send subsequent tax bills to:  
GRANTEE'S ADDRESS

Arunas Polikaitis  
5 Cour Deauville  
Palos Hills, IL 60456

Recorder—mail recorded document to:

Arunas Polikaitis  
5 Cour Deauville  
Palos Hills, IL 60456

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

18-Jan-2023



<b>COUNTY:</b>	85.00
<b>ILLINOIS:</b>	170.00
<b>TOTAL:</b>	255.00

23-23-111-037-0000

| 20230101634424 | 0-281-963-344

Property of Cook County Clerk's Office