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Doc#: 2302433429 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2023 04:04 PM Pg: 1 of 3

WARRANTY DEED Illinois

LTS-1025134

This instrument Prepared By:
SARA J. GRAY, P.C.
1429 Plainfield Rd.
Joliet, IL 60435

Dec ID 20230101635659
ST/CO Stamp 1-505-590-096 ST Tax \$136.00 CO Tax \$68.00

Mail Recorded Instrument to:
Slobodan Koscica
8302 47th Street
Unit 11
Lyons, IL 60534

Mail Tax Bills To:
Slobodan Koscica
8302 47th Street
Unit 11
Lyons, IL 60534

THE GRANTOR, Jose Antonio Martinez AKA Jose Antonio Martinez-Lopez, married to Alma G. Bahena-Roman, of the County of Will, State of Illinois, for and in consideration of ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Slobodan Koscica, a single man, of 2160 Superior Avenue, Cleveland, OH 44114, the following-described real estate, situated in Cook County, Illinois to wit:

Legal Description: See attached legal description on "Exhibit A"

Commonly known as: 8302 47th Street, Unit 11, Lyons, IL 60534

P.I.N.(s): 18-02-419-039-1011

REAL ESTATE TRANSFER TAX

24-Jan-2023



COUNTY:	68.00
ILLINOIS:	136.00
TOTAL:	204.00

18-02-419-039-1011

20230101635659 | 1-505-590-096

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Subject to: general real estate taxes and special assessments not yet due and payable; building, building line and use or occupancy restrictions; conditions, covenants, easements and restrictions of record; zoning laws and ordinances; easements for public utilities, drainage ditches, feeders, laterals and drain tile, pipe and other conduit; roads and highways; party walls, party wall rights and agreements, terms, provisions, covenants, and conditions of the declaration of condominium, if any and all amendments thereto; any easements established or implied from the said declaration of condominium, or amendments thereto, if any, limitations and conditions imposed by the Illinois Condominium Property Act; and

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

If checked, the undersigned spouse of the Grantor, joins in this conveyance for the sole purpose of releasing any homestead interest that (s)he may have in the property being conveyed.

Dated: 01/18/2023

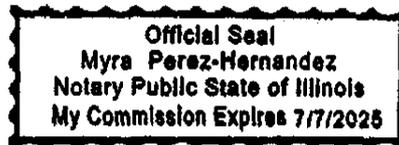
Jose Antonio Martinez
JOSE ANTONIO MARTINEZ

[Signature]
ALMA G. BAHENA-ROMAN

STATE OF ILLINOIS)
)
COUNTY OF WILL)

I, the undersigned, a notary public in and for the aforesaid County and State, do hereby certify that Jose Antonio Martinez & Alma G. Bahena-Roman, personally known to me to be the same persons whose names are subscribed to the above and foregoing instrument, appeared before me this 18th day of January, 2023, in person and acknowledged that they signed and delivered said instrument freely and voluntarily, for the uses and purposes therein set forth including the release and waiver of the right of homestead, if any.

Myra Perez-Hernandez
NOTARY PUBLIC



AFFIX TRANSFER STAMPS BELOW

MUNICIPAL

STATE/COUNTY

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UNIT NUMBER 11 IN 8302 W. 47TH STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 9, 10, 11 AND LOT 12 (EXCEPT THE WEST 3 FEET THEREOF) IN BLOCK 6 IN R. A. CEPEK'S LAWDALE AVENUE SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 2006 AS DOCUMENT NUMBER 0636222065; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P16 AND P17, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0636222065.

Pin: 18-02-419-039-1011

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