

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR

Nancy Primbas, a/k/a
Nancy Bisbikis-Primbas,
a married person
118 Augusta
Palos Heights, Illinois 60463

Doc#: 2303249101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2023 11:33 AM Pg: 1 of 2

Dec ID 20230101641739
ST/CO Stamp 1-821-599-568 ST Tax \$238.00 CO Tax \$119.00

Chicago Title
225 0258518
1023

(The Above Space for Recordors Use Only)

of the City of Palos Heights and County of Cook, State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

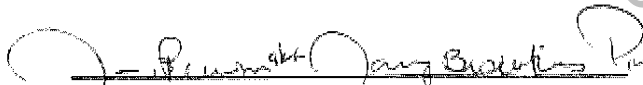
Felix G. Briseno and Constance Briseno,
husband and wife, as tenants by the entirety

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See page 2 for legal description.) **THIS IS NOT HOMESTEAD PROPERTY.**

Permanent Index Number(s) (PIN): 23-36-303-143-1235
Address(es) of Real Estate: 13311 S. Oak Ridge Trail, Unit 2A, Palos Heights, Illinois 60463

DATED this 26th day of January, 2023.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)


Nancy Primbas, a/k/a Nancy Bisbikis-Primbas

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS
SEAL

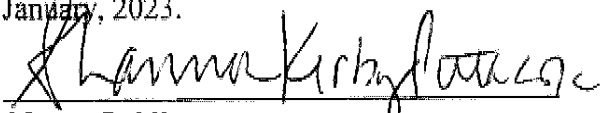
Nancy Primbas, a/k/a Nancy Bisbikis-Primbas



personally known to me to be the same person(s) whose name(s) is/are 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.

Given under my hand and official seal, this 26th day of January, 2023.

Commission expires July 9 2023


Notary Public

This instrument was prepared by: Ronald Rosenblum, Esq., 111 W. Washington St., #1863, Chicago, Illinois 60602

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Legal Description

of premises commonly known as 13311 S. Oak Ridge Trail, Unit 2A, Palos Heights, Illinois 60463

UNIT 13311-2-A IN OAK HILLS CONDOMINIUM 'I', AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILL COUNTRY CLUB VILLAGE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY BURNSIDE CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23684699 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY .

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 AND RECORDED OCTOBER 25, 1976 AS DOCUMENT 23684698 AND CREATED BY DEED FROM BURNSIDE CONSTRUCTION COMPANY TO ROXANNE BOJDT RECORDED OCTOBER 18, 1979 AS DOCUMENT 25198555 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

SEND SUBSEQUENT
TAX BILLS TO:

MAIL TO:

FELIX and Constance BRISENO
13311 S. OAK RIDGE TR UNIT 2A
PALOS HEIGHTS, IL 60463