

UNOFFICIAL COPY

WARRANTY DEED

Individual

Doc#: 2304108116 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2023 11:45 AM Pg: 1 of 3

MAIL TAX BILL TO:

Miguel A. Rivera
5970 W. Lake Bluff Dr., Unit 201
Tinley Park, Illinois 60477

Dec ID 20230101643588
ST/CO Stamp 1-087-747-920 ST Tax \$135.00 CO Tax \$67.50

MAIL RECORDED DEED TO:

Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 40491

THE GRANTOR, THOMAS DIXON, a single man of 5970 W. Lake Bluff Dr., Unit 201, Tinley Park, Illinois 60477, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to MIGUEL A. RIVERA, a single man, and SASHA RIVERA, a single woman, not as tenants in common but as joint tenants with rights of survivorship, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 28-29-200-021-1031
Property Address: 5970 W. Lake Bluff Dr., Unit 201, Tinley Park, Illinois 60477

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

0023001354

FIDELITY NATIONAL
TITLE INSURANCE

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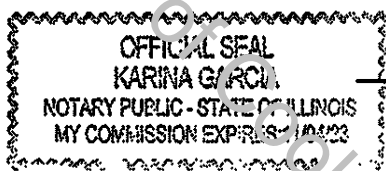
DATED this 1 day of February, 23

Thomas Dixon
THOMAS DIXON

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 **THOMAS DIXON**, 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 the said 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 1 day of February, 23.



[Signature]
Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Mark Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

REAL ESTATE TRANSFER TAX		09-Feb-2023
		COUNTY: 67.50
		ILLINOIS: 135.00
		TOTAL: 202.50
28-29-200-021-1031	20230101643588	1-087-747-920

Will County Clerk's Office

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Exhibit "A" – Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

UNIT 5970-201 IN EDGEWATER WALK LAKE BLUFF CONDOMINIUM, TOGETHER WITH THE EXCLUSIVE USE OF LIMITED COMMON ELEMENT GARAGE SPACE 26A, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN EDGEWATER WALK TOWERS, BEING A RESUBDIVISION OF LOT 1 IN EDGEWATER WALK PHASE III-A BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO DOCUMENT 86031459 RECORDED JANUARY 23, 1986 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94065025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office