

UNOFFICIAL COPY

Doc#: 2304649211 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2023 02:01 PM Pg: 1 of 2

Dec ID 20230101632820
ST/CO Stamp 0-204-199-760 ST Tax \$139.00 CO Tax \$69.50

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 22155298

THIS INDENTURE WITNESSETH, that the Grantor, **DENNIS SHAUGHNESSY**, divorced and not since remarried, of the County of Jasper and State of Indiana, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS TO **RICHARD FASIHI**, a married man of 4409 W. Fey Lane, Alsip, IL 60803, the following described real estate, to-wit:

UNITS 5212 AND G18 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ROYAL CHATEAUX CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93477915 AND ANY AMENDMENTS THERETO, AS AMENDED FORM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-28-104-013-1048 & 24-28-104-013-1054

Address of Real Estate: 5212 W 122nd St Unit 2D, Alsip, IL 60803

SUBJECT TO THE FOLLOWING, IF ANY: general real estate taxes not due and payable at the time of Closing; 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.

Terms and provisions of the Covenants, Conditions and Restrictions ("CCRs" and all amendments; public and utility easements including any easements established by or implied from the CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the CCRs.

Dated this 12th Day of January 2023.

UNOFFICIAL COPY

Dennis Shaughnessy
Dennis Shaughnessy

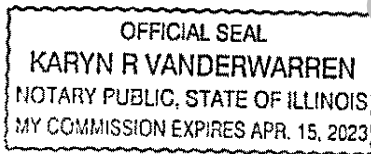
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, DENNIS SHAUGHNESSY, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 12th day of January, 2023.

Karyn R. Vanderwarren

Notary Public



REAL ESTATE TRANSFER TAX		01-18-2023
COUNTY:	69.50	
ILLINOIS:	139.00	
TOTAL:	208.50	
24-28-104-013-1048 20230101632820 0-204-199-760		

Real Estate Transfer Tax

Amount: \$496.50

Date: 01-19-23

Initials: JP

Number: 13

Village of Alsip

2023

This instrument was prepared by: Karyn R. Vanderwarren Law Office of Karyn R. Vanderwarren 120 E. Ogden Avenue Suite 124 Hinsdale, Illinois 60521-3545	Send subsequent tax bills to: Richard Fasihi 5212 W 122nd St Unit 2D Alsip, IL 60803	Mail Recorded Instrument to: Elina Golod Law Offices of Elina Golod, Ltd. 1016 W. Madison St. Suite 1C Chicago, Illinois 60607
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