

UNOFFICIAL COPY

WARRANTY DEED
STATE OF ILLINOIS
COUNTY OF COOK

Doc#: 2306646189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/07/2023 02:10 PM Pg: 1 of 2

Dec ID 20230201651498
ST/CO Stamp 2-140-950-352 ST Tax \$285.00 CO Tax \$142.50

THE GRANTOR, PATRICK A. IRVING and NICOLE IRVING, husband and wife of the Village of Orland Park, County of Cook, State of Illinois for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid CONVEY(s) and WARRANT(s) to: NICHOLAS CHIO, a single man and Lynette *Patrice* *Patrice* Glanton, a single woman, as *joint tenants with the right of survivorship*

(Reserved for Recorder's Use Only)

GRANTEE'S ADDRESS: 8604 W. 95th Place, Unit 302, Hickory Hills, IL 60457
the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description Attached Hereto

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

Real Estate Index Number: 27-16-408-009-0001

Address of Real Estate: 9930 Constitution Court, Orland Park, IL 60462

Subject to general real estate taxes not yet due or payable, and covenants, conditions, restrictions, easements and building lines, if any, of record

Dated this *10th* day of February, 2023

[Signature]
PATRICK A. IRVING

[Signature]
NICOLE IRVING

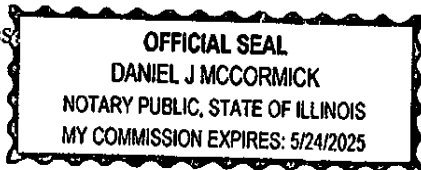
STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

FIRST AMERICAN TITLE
FILE # AF1031635

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICK A. IRVING and NICOLE IRVING personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this *10th* day of February, 2023.

My Commission expires:



[Signature]
Notary Public

Prepared by: Attorney Daniel McCormick, 5205 S. Washington Street, Downers Grove, IL 60515

Mail to: ~~James Antonopoulos, 5519 N. Cumberland, Suite 1009, Chicago, IL 60656~~

Mail future tax bills to: Nicholas Chio, 9930 Constitution Court, Orland Park, IL 60462

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL ONE:

THE WESTERLY 26.34 FEET OF THE EASTERLY 66.34 FEET OF THE FOLLOWING DESCRIBED PARCELS: COMMENCE AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 33 DEGREES 14 MINUTES 53 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, 128.11 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 38 MINUTES 00 SECONDS EAST, 76.24 FEET; THENCE SOUTH 78 DEGREES 22 MINUTES 00 SECONDS EAST, 190.00 FEET; THENCE SOUTH 11 DEGREES 38 MINUTES 00 SECONDS WEST, 78.00 FEET; THENCE NORTH 78 DEGREES 22 MINUTES 00 SECONDS WEST, 188.25 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF LOT 4; THENCE NORTH 33 DEGREES 14 MINUTES 53 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, 2.48 FEET TO THE POINT OF BEGINNING; ALL BEING IN CENTENNIAL VILLAGE UNIT 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL ONE AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CENTENNIAL VILLAGE UNIT 1, A PLANNED UNIT DEVELOPMENT, RECORDED APRIL 5, 1993 AS DOCUMENT NUMBER 93247499 AND FIRST SUPPLEMENTARY DECLARATION RECORDED SEPTEMBER 13, 1993 AS DOCUMENT 93730415 AND AS CREATED BY DEED FROM MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 28, 1988 KNOWN AS TRUST NUMBER 11918 TO MICHAEL G. STEFANCIC AND LINDA J. STEFANCIC, HIS WIFE, RECORDED AS DOCUMENT NO. 94245787 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 27-16-405-009-0000

Property Address: 9930 Constitution Ct, Orland Park, Illinois 60462

Cook County Clerk's Office