

UNOFFICIAL COPY

Doc#. 2306833011 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2023 09:19 AM Pg: 1 of 3

Dec ID 20230201649533
ST/CO Stamp 1-230-487-376 ST Tax \$544.00 CO Tax \$272.00

Property of Cook County Clerk's Office

WARRANTY DEED

ORNTIC File Number: 22154882

Old Republic National Title

9601 Southwest Hwy

Oak Lawn, Il 60453

312-641-7799

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WARRANTY DEED

THE GRANTOR(S), Paul A. Thorp, single never been married, of the Village of Evergreen Park, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, (\$10.00) and other valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to MA GROUP INVESTMENTS LLC AN ILLINOIS LIMITED LIABILITY COMPANY of 11046 W. 167th Place, Orland Park, Illinois 60467, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

====For Recorder's Use====

PARCEL 1: LOT 6 IN CREEKSIDE MANOR, BEING A SUBDIVISION OF LOTS 2, 3 AND 4 IN BLOCK 10 OF ELMORE'S OAK PARK AVENUE ESTATES, A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT OF CREEKSIDE MANOR RESUBDIVISION DATED NOVEMBER 16, 1971 AS DOCUMENT NO. 21713942, FOR INGRESS AND EGRESS OVER LOTS 10, 11 AND 12 IN AFORESAID SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS AND AS CREATED BY DEED FROM PULLMAN BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1957, AND KNOWN AS TRUST NO. 7150509 TO SUSAN CARR, DATED APRIL 9, 1973 AND RECORDED JUNE 4, 1973 AS DOCUMENT 22347771, ALL IN COOK COUNTY, ILLINOIS.

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

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD AND TO PROPERTY TAXES FOR 2023 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 28-30-113-017-0000
Address(es) of Real Estate: 7111 170th Street, Tinley Park, IL 60477

DATED this 9th day of February, 2023

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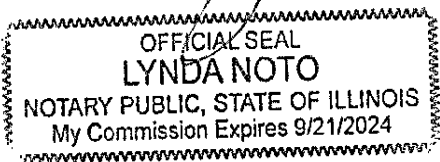
Paul A. Thorp (SEAL)
Paul A. Thorp

22154882 1/3
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Paul A. Thorp, single and never married, 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 official seal, this 9th day of February, 2023.

Lynda Noto NOTARY PUBLIC



(SEAL)

REAL ESTATE TRANSFER TAX		28-Feb-2023
COUNTY:		272.00
ILLINOIS:		544.00
TOTAL:		816.00

28-30-113-017-0000 | 20230201649533 | 1-230-487-376

This instrument was prepared by: Peter S. Cleary, Esq.
6965 W. 111th Street
Worth, Illinois 60482

Tax Bill To: MA Group Investments, LLC
11046 W. 167th Pl., Tinley Park, IL 60467

Return To: MA Group Investments LLC
11046 W. 167th Pl Tinley Park, IL 60467

RECORDER'S OFFICE BOX NO. _____