

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:

Lauren E. Sanuw
Campbell Sanuw Law Offices, LLC
823 Burlington Avenue
Western Springs, IL 60558

Doc#: 2308133247 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/22/2023 11:49 AM Pg: 1 of 2

Dec ID 20230301675969
ST/CO Stamp 0-980-469-968 ST Tax \$266.00 CO Tax \$133.00

MAIL TAX BILL TO:

Tim KOZERSKI
906 W. 57th St.
LaGrange Highlands IL 60525

MAIL RECORDED DEED TO:

Tim KOZERSKI
906 W. 57th St.
LaGrange Highlands IL 60525

410745686 2/3

GIT

**WARRANTY DEED
Statutory (Illinois)**

THE GRANTOR(S), James Fleischman, a married man, and Linda Allen, an unmarried woman, of the Village of LaGrange Highlands, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Timothy Kozerski, all right, title, and interest in the following described real estate situated in the County of ~~Kane~~ State of Illinois, to wit:

~~Kane~~
Cook

UNIT 6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWNHOMES OF LAGRANGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 86066428, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 18-17-207-010-1006
Property Address: 906 West 57th Street, Unit 6, LaGrange Highlands, IL 60525

Subject, however, to the general taxes for the year of and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

TO HAVE AND TO HOLD said premises forever.

THIS IS NOT HOMESTEAD PROPERTY AS FOR THE GRANTOR, JAMES FLEISCHMAN

REAL ESTATE TRANSFER TAX

21-Mar-2023



COUNTY:	133.00
ILLINOIS:	266.00
TOTAL:	399.00

18-17-207-010-1006

| 20230301675969 | 0-980-469-968

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Dated this 17th day of March, 2023

[Signature], as his agent
James Fleischman

[Signature]
Linda Allen

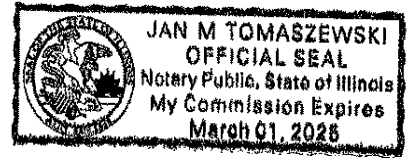
STATE OF Illinois }
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lauren E. Sanuw, as the agent for James Fleischman, and Linda Allen, 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 he/she/they signed, sealed and delivered the said instrument, as his/hers/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 notarial seal, this 17th day of March, 2023.

[Signature]
Notary Public

My commission expires: March 1, 2025



Property of Cook County Clerk's Office