

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

10/2

Doc#. 2311506128 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/25/2023 03:06 PM Pg: 1 of 2

Dec ID 20230401698613  
ST/CO Stamp 0-790-289-616 ST Tax \$165.00 CO Tax \$82.50

Mail to:

Margaret Las  
14516 John Mumfrey Dr  
Oakland Park FL  
60462

Name & address of taxpayer:

Sebastian Zadora, Danuta Zadora  
132 Willows Edge Court, Unit D  
Willow Springs, IL 60480

THE GRANTOR(S) Oscar Vega, a single person,  
of the City of Willow Springs, County of DuPage and State of Illinois, for and in consideration of TEN and NO/100ths  
DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Sebastian Zadora, a single man, and Danuta Zadora, a single woman  
as Joint Tenants of City of Palms Hills, State of FL (address), all interest  
in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: 60405

718014 W 100th St 3

PARCEL 1: THAT PART OF LOT 9 IN WILLOWS EDGE, BEING A SUBDIVISION OF SECTION 5, TOWNSHIP  
37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,  
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH CORNER OF SAID LOT 9; THENCE SOUTH 54  
DEGREES, 29 MINUTES 25 SECONDS EAST, A DISTANCE OF 98379 FEET; THENCE SOUTH 35 DEGREES,  
30 MINUTES 25 SECONDS WEST, A DISTANCE OF 10,95 FEET FOR A PLACE OF BEGINNING; THENCE  
SOUTH 36 DEGREES, 02 MINUTES 24 SECONDS WEST, A DISTANCE OF 27 FEET; THENCE NORTH 36  
DEGREES, 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 27 FEET; THENCE SOUTH 53 DEGREES, 57  
MINUTES, 36 SECONDS WEST, A DISTANCE OF 27 FEET TO THE PLACE OF BEGINNING. PARCEL 2:  
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF  
PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DATED JANUARY 25,  
1988 AND RECORDED APRIL 5, 1988 AS DOCUMENT 88138286 AND AS CREATED BY DEED FROM COLE  
TAYLOR BANK/FORD CITY AS SUCCESSOR TRUSTEE TO FORD CITY BANK AND TRUST COMPANY, A  
CORPORATION OF ILLINOIS, AS TRUST NUMBER 382 TO WARREN STROUD AND CYNTHIA J. BERMANN  
RECORDED JULY 26, 1988 AS DOCUMENT 88329444, FOR INGRESS AND EGRESS, IN COOK COUNTY,  
ILLINOIS.

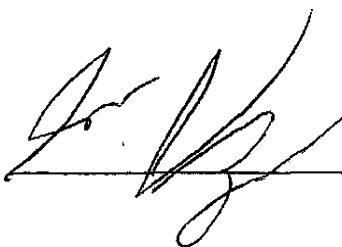
Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special  
assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of  
ways for roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO  
HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s) 23-05-201-091-0000  
Property address: 132 Willows Edge Court, Unit D, Willow Springs, IL 60480  
DATED this 3 day of April, 2023.

Mail To:  
Carrington Title Partners, LLC  
1919 S. Highland Ave., Ste 315-B  
Lombard, IL 60148

2023-00130BR



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# UNOFFICIAL COPY

Oscar Vega  
**WARRANTY DEED**  
**Statutory (Illinois)**

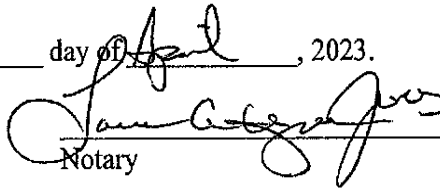
State of Illinois, County of WILL ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid,  
DO HEREBY CERTIFY that Oscar Vega



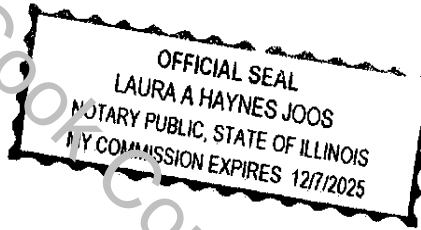
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 3 day of April, 2023.

Commission expires

  
Notary

Recorder's Office Box No.



**NAME AND ADDRESS OF PREPARER:**

Blake A. Rosenberg  
Attorney at Law  
1300 Iroquois Avenue, Ste. 210  
Naperville, IL 60563

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