

UNOFFICIAL COPY

Warranty Deed

Doc#: 2312345111 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2023 10:43 AM Pg: 1 of 2

ILLINOIS

Dec ID 20230401606041
ST/CO Stamp 0-271-123-152 ST Tax \$581.50 CO Tax \$290.75

Above Space for Recorder's Use Only

THE GRANTOR(s) Marth Enterprises Inc., an Illinois Corporation of the City of Orland Park, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to *(Name and Address of Grantee-s)* John Loader and Lu Loader, as tenants by the entirety, of Orland Park, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any:

Permanent Real Estate Index Number(s): 27-29-119-007-0000

Address(es) of Real Estate: 16805 Scarlet Drive, Unit 29, Lot 15
Orland Park, IL 60467

The date of this deed of conveyance is _____

James Marth
James Marth, President

Carol Marth
Carol Marth, Secretary

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 James Marth, President and Carol Marth, Secretary, 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/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) Given under my hand and official seal on 4/27/2023

(My Commission Expires) 9/10/2026 Christine Gentile
Notary Public

CHRISTINE GENTILE Official Seal Notary Public - State of Illinois My Commission Expires Sep 10, 2026

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FIDELITY NATIONAL TITLE OC 230002410

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LEGAL DESCRIPTION

For the premises commonly known as:
16805 Scarlet Drive, Unit 29, Lot 15
Orland Park, IL 60467

Legal Description:

LOT 15 UNIT 29

THAT PART OF LOT 15 IN THE VILLAS OF TALLGRASS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF WABASH RAILROAD. IN SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 15, THENCE SOUTH 01 DEGREE, 40 MINUTES, 44 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 58.58 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 88 DEGREES 27 MINUTES, 11 SECONDS WEST THROUGH THE PARTY WALL OF A TWO UNIT DUPLEX BUILDING, A DISTANCE OF 100.00 FEET TO A POINT OF TERMINATION ON THE WEST RIGHT-OF-WAY OF SCARLET DRIVE, SAID POINT BEING 58.27 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LOT 15; ALL IN COOK COUNTY, ILLINOIS.

This instrument was prepared by	Send subsequent tax bills to:	Recorder-mail recorded document to:
Richard R Wojnarowski 11212 S. Harlem, Worth, IL 60482	John Loader 16805 Scarlet Dr Unit 29 Lot 15	John Loader → Same

Orlandpark IL
60467

Cook County Clerk's Office