

# UNOFFICIAL COPY

## WARRANTY DEED

**Individual**

Doc#: 2316049099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/09/2023 10:59 AM Pg: 1 of 4

### MAIL TAX BILL TO:

Fogg Properties LLC  
11045 S. Theresa Cir., Unit 1D  
Palos Hills, Illinois 60465

Dec ID 20230601637974  
ST/CO Stamp 1-112-341-200 ST Tax \$216.50 CO Tax \$108.25

### MAIL RECORDED DEED TO:

James Morrone  
12820 S. Ridgeland Ave.  
Palos Heights, IL 60463

THE GRANTORS, **JOSE A. PELLICER, MARRIED, AND ANA C. IGLESIA, MARRIED** of 11045 S. Theresa Cir., Unit 1D, Palos Hills, Illinois 60465, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEY AND WARRANT** to **FOGG PROPERTIES LLC**, \_\_\_\_\_ of 11132 Saratoga Drive, , all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**SEE ATTACHED EXHIBIT A**

Permanent Index Number: 23-14-302-017-1017 and 23-14-302-017-1004  
Property Address: 11045 S. Theresa Cir., Unit 1D, Palos Hills, Illinois 60465

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

**THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR OF THEIR SPOUSE**

# UNOFFICIAL COPY

DATED this 26 day of May, 23

Jose A. Pellicer  
JOSE A. PELLICER

Ana C. Iglesia  
ANA C. IGLESIA

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF Will )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JOSE A. PELLICER AND ANA C. IGLESIA**, 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 notarial seal this 26 day of May, 23

[Signature]  
Notary Public

PREPARED BY:  
Berardi and Associates, LLC  
Attorney Mark M. Berardi  
14919 Founders Crossing  
Homer Glen, Illinois 60491

Notary of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

The Land is described as follows:

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit Number 1D, in Green Valley Estates Condominiums, Unit Eight, as delineated on the Plat of Survey of the following described parcel of real estate:

That part of the Southwest Quarter and the Southeast Quarter of Section 14, Township 37 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of said Southwest Quarter of Section 14;

Thence Westerly along the South line of said Southwest Quarter of Section 14, a distance of 133.52 feet to a point;

Thence Northerly along a line perpendicular to the South line of said Southwest Quarter of Section 14, a distance of 94.94 feet to a point of beginning;

Thence Northeasterly along a line which forms an angle to the right of 63 degrees 46 minutes 50 seconds with the Northerly extension of the last described course, a distance of 101.00 feet to a point;

Thence Northwesterly at a right angle to the last described course, a distance of 71.33 feet to a point;

Thence Southwesterly at a right angle to the last described course, a distance of 101.00 feet to a point;

Thence Southeasterly at a right angle to the last described course, a distance of 71.33 feet to the point of beginning; all in Cook County, Illinois and containing 0.165 acres therein; which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, made by the Marquette National Bank, as trustee under trust agreement dated March 17, 1983 and known as Trust Number 10446, recorded in the office of the recorder of deeds of Cook County, as Document 86-231126, together with its percentage of the common elements as set forth in said declaration (excepting therefrom all the space comprising all the other units as set forth in said declaration), all in Cook County, Illinois.

Parcel 2:

Unit Number G5, in Green Valley Estates Condominiums, Unit Eight as delineated on the Plat of Survey of the following described parcel of real estate:

That part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 37 North, Range 12, East of The Third Principal Meridian, described as follows:

Commencing at the Southeast corner of said Southwest Quarter of Section 14;

Thence Westerly along the South line of said Southwest Quarter of Section 14, a distance of 205.90 feet to a point;

Thence Northerly along a line perpendicular to the South line of said Southwest Quarter of Section 14, a distance of 60.71 feet to a point of beginning;

Thence Easterly at a right angle to the last described course, a distance of 32.00 feet to a point;

Thence Northerly at a right angle to the last described course, a distance of 144.00 feet to a point;

Thence Westerly at a right angle to the last described course a distance of 32.00 feet to a point;

# UNOFFICIAL COPY

## EXHIBIT A (Continued)

Thence Southerly at a right angle to the last described course, a distance of 144.00 feet to the point of beginning; all in Cook County, Illinois, and containing 0.106 acres therein;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, made by the Marquette National Bank, as trustee under trust agreement dated March 17, 1983 and known as Trust Number 10446, recorded in the office of the recorder of deeds of Cook County, as Document 86-231126, together with its percentage of the common elements as set forth in said declaration (excepting therefrom all the space comprising all the other units as set forth in said declaration), all in Cook County, Illinois.

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2008-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION



23-05-025IL