

UNOFFICIAL COPY

Warranty DEED
ILLINOIS STATUTORY
ESTATE

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602



Doc# 2322649066 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/14/2023 12:39 PM PG: 1 OF 4

770387 1/2

THE GRANTOR, PETER ERDMANN, EXECUTOR of the ESTATE of SHARON ERDMANN deceased, by virtue of letters testamentary issued to PETER ERDMANN by the Circuit Court of Cook County Probate Division, Cook County, State of Illinois, (CASE NUMBER 2022 P 004143) and in exercise of the power of sale granted to PETER ERDMANN in and by said Letter and in pursuance of every other power and authority enabling PETER ERDMANN and in consideration of the sum of (\$10.00) TEN Dollars, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANTY DEED unto

Husband and Wife, As Tenants
By The Entirety

* **
WILLIAM ERDAKOS and CONNIE ERDAKOS, of 5423 Woodgate Dr., Matteson, IL 60443, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* Angelo ** Joan

UNIT 6423-2 AND GARAGE UNIT 1 IN LOT 4 IN THE SOUTHERN PINES OF TINLEY PARK PHASE 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6, BOTH QUARTER SECTIONS BEING IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE IN RICH TOWNSHIP, COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF THE SOUTHERN PINES CONDOMINIUM ASSOCIATION OF TINLEY PARK DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT #96-690099 AND AMENDED FROM TIME TO TIME. see attached

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023.

Permanent Real Estate Index Number(s): 31-06-211-016-1094

Address of Real Estate: 6423 Pine Trail Ln., #2, Tinley Park, Illinois 60477

Dated this 2 day of June, 2023

GRANTOR:

Peter Erdmann, Executor of the Estate of Sharon Erdmann

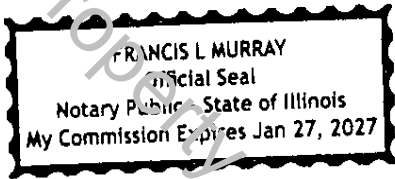
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STATE OF IL,

COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Peter Erdmann** personally known to me to be the person(s) whose name(s) are subscribed to this Warranty Deed, 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 official seal, this 2 day of June, 2020.



[Signature]
Notary Public

Prepared By:

Francis L. Murray, 11104 Front Street, Suite 1A, Mokena, IL 60448

Mail To:

WILLIAM & CONNIE ERDAKOS
6423 PINE TRAIL LN, UNIT 2
TINLEY PARK, IL 60477

Name and Address of Taxpayer:

William & Connie Erdakos
6423 Pine Trail, Ln., #2
Tinley Park, IL 60477

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File No: 770387

EXHIBIT "A"

UNIT 6423-2 AND GARAGE UNIT 1 IN LOT 4 IN THE SOUTHERN PINES OF TINLEY PARK PHASE 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6, BOTH QUARTER SECTIONS BEING IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE IN RICH TOWNSHIP, COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF THE SOUTHERN PINES CONDOMINIUM ASSOCIATION OF TINLEY PARK DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT #96-690099 AND AMENDED FROM TIME TO TIME.

31-06-210016-1094A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.

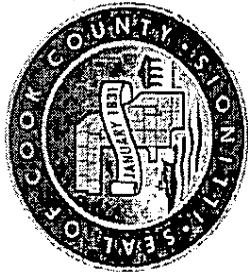
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REAL ESTATE TRANSFER TAX

10-Aug-2023



COUNTY:
ILLINOIS:
TOTAL:

106.25
212.50
318.75

31-06-211-016-1094

| 20230601637435

| 0-130-857-424

Property of Cook County Clerk's Office