

# UNOFFICIAL COPY



\*23241570430\*

AP2305280 1/1  
SPECIAL WARRANTY DEED  
ILLINOIS

Doc# 2324157043 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/29/2023 02:58 PM PG: 1 OF 3

This instrument was prepared by:  
Mark J. Grotto, Esq.  
Grotto Law Offices, LLC  
711 W Gordon Ter Unit 818  
Chicago, Illinois 60613

THE GRANTOR RONALD J. DIXON, a single person and not a party to a civil union, of 2321 183rd St Unit 5NE, Homewood, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, does hereby GRANT, BARGAIN, SELL, CONVEY and SPECIALLY WARRANT unto THE GRANTEE KAAREN HULTHEN, a single person and not a party to a civil union, of , Oak Forest, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

**See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.**

Permanent Real Estate Index Number(s): 32-06-100-081-1018

Address of Real Estate: 2321 183rd St Unit 5NE, Homewood, IL 60430

SUBJECT TO the following, if any: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

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The date of this deed of conveyance is Dated this 17 day of August, 2023.



Ronald J. Dixon

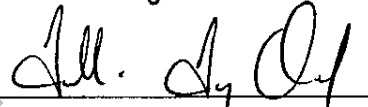
State of FLORIDA )  
County of ORANGE ) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Ronald J. Dixon, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered 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.

Subscribed and sworn to before me





this 17<sup>th</sup> day of August, 2023.



Notary Public

Near North Title Group  
Commitment No.: AP2305280

REAL ESTATE TRANSFER TAX		28-Aug-2023
	COUNTY:	93.50
	ILLINOIS:	187.00
	TOTAL:	280.50

32-06-100-081-1018 | 20230801604647 | 1-799-837-136

Send subsequent tax bills to:

Kaaren Hulthen  
2821 183<sup>rd</sup> St.  
Unit 5NE  
Homewood, IL 60430

Mail recorded document to:

→ Same

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## EXHIBIT A

### Legal Description:

UNIT NUMBER 5NE IN FLOSSWOOD STATION CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 1 AND 2 IN THE SUBDIVISION OF THE NORTH 462 FEET OF THAT PART OF THE NORTHWEST QUARTER LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 33 FEET SOUTH (MEASURED AT RIGHT ANGLES) TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6 WITH A LINE 560 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6; THENCE SOUTH ON SAID PARALLEL LINE A DISTANCE OF 120 FEET TO A POINT; THENCE WEST ON A LINE 153 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6 A DISTANCE OF 60 FEET TO A POINT; THENCE SOUTH ON A LINE 500 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, A DISTANCE OF 30 FEET TO A POINT; THENCE WEST ON A LINE 183 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, A DISTANCE OF 110 FEET TO A POINT; THENCE SOUTH ON A LINE 390 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, A

DISTANCE OF 279.10 FEET TO A POINT; THENCE WEST ON A STRAIGHT LINE WHICH MAKES AN ANGLE OF 89 DEGREES 58 MINUTES, 15 SECONDS WITH THE LAST NAMED PARALLEL LINE WHEN TURNED FROM NORTH TO WEST, A DISTANCE OF 38.59 FEET TO A POINT; THENCE SOUTH ON A LINE 350.81 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTIONS, TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF FLOSSWOOD SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SAID SECTION 6, THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 581 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, THENCE NORTH ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 286.95 FEET TO A POINT; THENCE EASTERLY ON A STRAIGHT LINE, SAID LINE WHICH IS 467 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF FLOSSWOOD SUBDIVISION A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 68 FEET TO A POINT; THENCE NORTHERLY ON A STRAIGHT LINE, SAID LINE WHICH IS 649 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, TO THE POINT OF INTERSECTION WITH A LINE 33 FEET SOUTH (AS MEASURED AT RIGHT ANGLES) TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, THENCE WESTERLY ON THE LAST NAMED LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 19, 2007 AS DOCUMENT NUMBER 0707815059; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.