



PREPARED BY:
J. KUO LAW P.C.
James Kuo
1333 Burr Ridge Parkway
Suite 200
Burr Ridge, IL 60527
File No. 2023-07-217

Doc# 2324845037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/05/2023 11:26 AM PG: 1 OF 2

MAIL SUBSEQUENT TAX BILL
AND DEED TO:

Salvador Rodriguez, Jr.
14501 Central Court
#PH4 Garage Unit G-A6
Oak Forest, IL 60452

WARRANTY DEED

Individual to Individual

The Grantors, **Karolis Sitkauskas and Susan Sitkauskas, husband and wife**, of 14501 Central Court, #PH4 Garage Unit G-A6, Oak Forest, IL 60452, for and in consideration of the sum of One Dollar and other good and valuable consideration in hand paid, convey and warrant to

The Grantee, **Salvador Rodriguez, Jr., an unmarried man**, of 14501 Central Court, #PH4 Garage Unit G-A6, Oak Forest, IL 60452, the following described real estate, situated in the State of Illinois to wit:

Legal Description: *PARCEL 1: UNIT 14501-PH-4 AND GARAGE UNIT G-A6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SCARBOROUGH FARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22559236, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22907419, AS AMENDED.

Property Index Number(s): 28-09-100-138-1004 & 28-09-100-138-1054

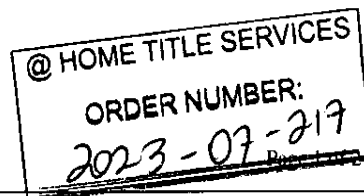
Commonly Known As: 14501 Central Court, #PH4 Garage Unit G-A6, Oak Forest, IL 60452

Grantors having been informed of the terms of the Illinois Responsible Property Transfer Act, 765 ILCS 90/1 et.seq., represent that this transfer is not subject to the same.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

(Signature Page Follows)

Warranty Deed



SPS
2
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UNOFFICIAL COPY

Dated this 24th day of August, 2023.

Karolis Sitkauskas
Karolis Sitkauskas

Susan Sitkauskas
Susan Sitkauskas

ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF WILL

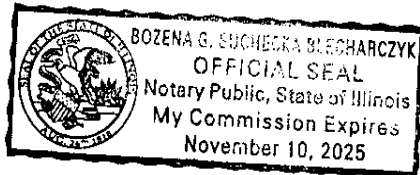
This instrument was acknowledged before me on this 24th day of August, 2023, by

KAROLIS, SUSAN SITKAUSKAS

[Signature]
Signature of person taking acknowledgment

My commission expires: 11/10/25

SEAL:



REAL ESTATE TRANSFER TAX		01-Sep-2023
COUNTY:		84.00
ILLINOIS:		168.00
TOTAL:		252.00
28-09-100-138-1004		20230801609478 1-389-606-352