

UNOFFICIAL COPY

Doc#: 2325513323 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 11:43 AM Pg: 1 of 4

WARRANTY DEED

Individual

GRANTEE'S ADDRESS

MAIL TAX BILL TO:

Phillip Haddad
51 Long Cove Drive
Lemont, Illinois 60439

Dec ID 20230801613642

ST/CO Stamp 1-785-050-576 ST Tax \$815.00 CO Tax \$407.50

MAIL RECORDED DEED TO:

Kyara Garza
51 Long Cove Drive
Lemont IL 60439

THE GRANTOR, RAMA V. KAVALIAUSKAS, single, of 51 Long Cove Drive, Lemont, Illinois 60439, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to PHILLIP HADDAD, a married man, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

& Anseemoss Haddad, a married man, as Tenants in Common

SEE ATTACHED EXHIBIT A

Permanent Index Number: 22-34-106-004-0000

Property Address: 51 Long Cove Drive, Lemont, Illinois 60439

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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

FIDELITY NATIONAL TITLE OC23013472

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DATED this 17 day of August, 23



RAMA V. KAVALIAUSKAS

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 **RAMA V. KAVALIAUSKAS**, 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 he signed, sealed and delivered the said instrument, as his 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 17 day of August, 23





Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Andrew D. Costa
14919 Founders Crossing
Homer Glen, Illinois 60491

Deputy Cook County Clerk's Office

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Exhibit "A" – Legal Description

**LOT 220 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH
1/2 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

01-Sep-2023



COUNTY:	407.50
ILLINOIS:	815.00
TOTAL:	1,222.50

22-34-106-004-0000

| 20230801613642 | 1-786-050-576

Property of Cook County Clerk's Office