

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS

Doc#: 2325533596 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 03:35 PM Pg: 1 of 3

Dec ID 20230901617384
ST/CO Stamp 0-040-629-712 ST Tax \$220.00 CO Tax \$110.00

Fidelity National Title
OC23014647

Above Space for Recorder's Use Only

The Grantor, **Andrew P. Minton**, unmarried, of the Village of Tinley Park, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to the Grantee, **Sarah Derouin**, of 5411 N. Nordica, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description: See page 2
Permanent Index Number: 27-26-203-036-1003
Property Address: 16831 81st Avenue Unit 2N, Tinley Park, IL 60477

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years, building lines and building laws and ordinances; zoning laws and ordinances; public and private roads and highways; easements for public utilities; other covenants and restrictions of record.

The date of this deed of conveyance is 9/5, 2023.


Andrew P. Minton 9/5/23

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew P. Minton, 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 seal on 9/5, 2023




Linda J. Mastey
Notary Public

FIDELITY NATIONAL TITLE OC23014647

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LEGAL DESCRIPTION

For the premises commonly known as: 16831 81st Avenue, Unit 2N
Tinley Park, IL 60477


Legal Description:

PARCEL 1: UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN DOONEEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26336884, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: HEREBY GRANTS TO GRANTEE THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-2-N AS SHOWN ON THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26336884, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

GRANTEE'S ADDRESS

MAIL TO 

This instrument was prepared by:
Andrew J. Kutsulis, Jr.
Schussler & Kutsulis, Ltd.
9631 West 153rd Street, Suite 35
Orland Park, IL 60462

Send subsequent tax bills to:
Sarah Derouin
16831 81st Avenue, Unit 2N
Tinley Park, IL 60477

Mail recorded document to:
~~Tina Zekich~~
~~Attorney at Law~~
~~9501 W. 144th Place~~
~~Orland Park, IL 60462~~

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REAL ESTATE TRANSFER TAX

06-Sep-2023



COUNTY:	110.00
ILLINOIS:	220.00
TOTAL:	330.00

27-26-203-038-1003

| 20230901617384

| 0-040-629-712

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