

46744

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Doc#: 2325846192 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2023 11:59 AM Pg: 1 of 5

WARRANTY DEED

Dec ID 20230801609488
ST/CO Stamp 0-127-774-160 ST Tax \$180.00 CO Tax \$90.00

THIS INDENTURE WITNESSETH, that the Grantor(s) Frederick N. Nartey, a single person, of the City of Homewood, County of Cook, and State of Illinois, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Rosa Lee Johnson, of the City of Arling, County of Cook, and State of Illinois, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 2321 183rd Street, Unit # 5NW, Homewood, IL 60430
P.I.N.: 32-06-100-081-1017 and 32-06-100-081-1034

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 21st day of AUGUST, 2023.

X Frederick Nartey
Frederick N. Nartey

Acuity Title
5861 Dempster St., Suite 206
Skokie, IL 60077 *****

This Instrument was Prepared by:
Kathleen O'Keefe-Rivera
5620 W 95th St
Oak Lawn, IL 60453

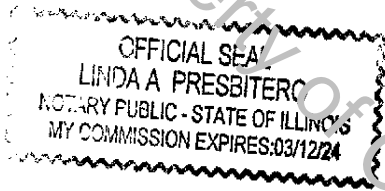
Grantee Address:
955 E. Golf Rd #4
Arlington Heights IL 60005

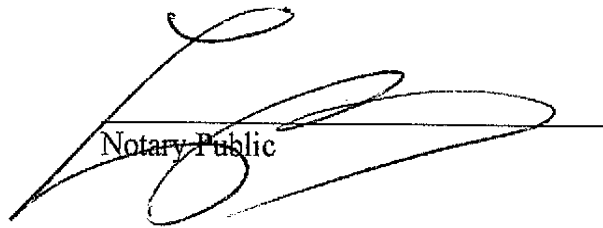
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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Frederick N. Nartey, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of August, 2023.




Notary Public

Mail to:

Rosa Lee Johnson
2321 183rd Street, Unit # 5NW
Homewood, IL 60430

Send Subsequent bills to:

Rosa Lee Johnson
2321 183rd Street, Unit # 5NW
Homewood, IL 60430

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File #: 46744

Exhibit "A"

Property Address: 2321 183rd Street, Unit # 5NW, Homewood, IL 60430

County: Cook

Tax Parcel #: 32-06-100-081-1017 & 32-06-100-081-1034

UNIT NUMBERS 5NW AND G14 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 1/4 LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF THE NORTHWEST 1/4 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 1/4 OF SECTION 6 WITH A LINE 560 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 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 1/4 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 1/4 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 1/4 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 1/4 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 1/4 OF SECTION 6, 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 1/4 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 1/4 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 1/4 OF SAID SECTION 6 A DISTANCE

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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 1/4 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 1/4 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.

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REAL ESTATE TRANSFER TAX

13-Sep-2023



COUNTY:
ILLINOIS:
TOTAL:

90.00
180.00
270.00

32-06-100-081-1017

120230801609488

0-127-774-160