

# UNOFFICIAL COPY

Doc#: 2332006006 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2023 07:13 AM Pg: 1 of 5

Dec ID 20231101671809  
ST/CO Stamp 0-318-830-544 ST Tax \$395.00 CO Tax \$197.50

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), **Frederick L. Parks and Alexandra L. Parks, husband and wife**, County of **Cook** and State of **Illinois**, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to **Dawn Dapkus, a single woman**, of **13120 Fairway Drive, Crestwood, IL 60445**, as...

(Check Applicable, Strike Inapplicable)

- An individual or Entity (LLC, Corporation, Etc)  
 Tenants in Common  
 Not as Tenants in Common but as Joint Tenants with rights of survivorship  
 Not as Tenants in Common or Joint Tenants, but as Tenants by the Entirety

...the following described real estate, to-wit:

### SEE ATTACHED LEGAL

Permanent Real Estate Index Number: **27-29-214-051-0000**

Address of Real Estate: **16751 Winterberry Lane, Orland Park, IL 60467**

Subject to the following restrictions: a) general real estate taxes not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record, building lines and easements for the use of public utilities.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of STATE.

Dated this 28 Day of September, 2023

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FREDERICK L. PARKS

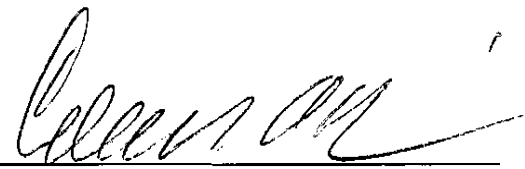
STATE OF IL

COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ,  
Frederick L. Parks, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 28 day of September 2023.





Notary Public

This Instrument was prepared by:

Russell F. Kazda  
17112 S. Oak Park Avenue  
Tinley Park, IL 60477

GRANTEE'S ADDRESS

Future Tax Bills to:

Dawn Daphus  
16751 Winterberry Ln  
Orland Park, IL  
60467

After recording return document to:

Lynn M. Hickey  
7851 W. 185th St.  
Suite 105  
Tinley Park, IL 60477

# UNOFFICIAL COPY

Alexandra Parks  
**ALEXANDRA L. PARKS**

STATE OF Illinois

COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Alexandra L. Parks, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 Notary Seal this 24 day of October, 2023.

[ Notary Seal



Jennifer M. Hyland  
Notary Public

This Instrument was prepared by:

Russell F. Kazda  
17112 S. Oak Park Avenue  
Tinley Park, IL 60477

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## EXHIBIT A

Order No.: OC23017089

For APN/Parcel ID(s): 27-29-214-051-0000

For Tax Map ID(s): 27-29-214-051-0000

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### PARCEL 1:

THAT PART OF LOT 17 IN MALLARD LANDINGS UNIT 4B-1, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST QUARTER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 17 IN MALLARD LANDINGS; THENCE SOUTH 89 DEGREES 50 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 17, 73.50 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 07 SECONDS WEST, 21.57 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 83 DEGREES 18 MINUTES 13 SECONDS WEST, 36.44 FEET; THENCE NORTH 06 DEGREES 45 MINUTES 27 SECONDS WEST, 89.00 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 13 SECONDS EAST, 36.41 FEET; THENCE SOUTH 06 DEGREES 46 MINUTES 02 SECONDS EAST, 89.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS UNIT 4B-1 RECORDED JUNE 27, 1991 AS DOCUMENT 91315347 AND AS AMENDED AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 20, 1988 AND KNOWN AS TRUST NUMBER 2330 TO FRED W. HOFFMAN AND MARILYN J. HOFFMAN FOR INGRESS AND EGRESS.

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

13-Nov-2023



<b>COUNTY:</b>	197.50
<b>ILLINOIS:</b>	395.00
<b>TOTAL:</b>	592.50

27-29-214-051-0000

| 20231101671809 | 0-318-830-544

Property of Cook County Clerk's Office