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Doc# 2332415014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/20/2023 10:19 AM PG: 1 OF 3

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, **STEPHANIE PORTNER**, a single woman, of the Village of Tinley Park, County of Cook, State of Illinois, **CONVEY(S) and WARRANT(S) TO DANIEL S. RICKER AND TESSA R. FAIRBAIRN**, of, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number: 27-35-302-022-1075

Address of Real Estate: 18275 Kirby Drive, Tinley Park, Illinois 60487

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2 of 3

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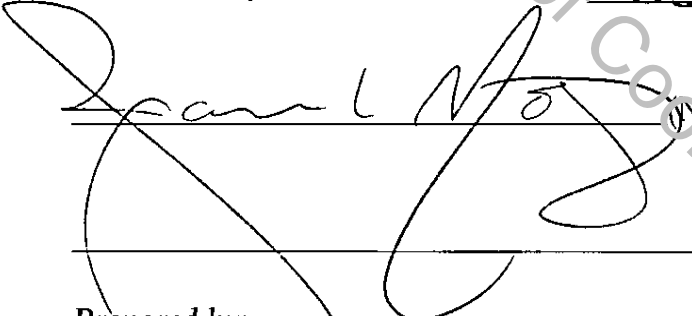
03 day of November, 2023

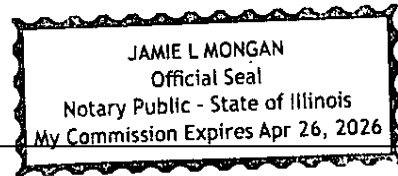

STÉPHANIE PORTNER

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 STÉPHANIE PORTNER is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 03 day of November, 2023


(Notary Public)



Prepared by:
Joseph Talarico, Attorney at Law
Talarico Law-Group 15000 S. Cicero Avenue, 3rd Floor, Oak Forest, IL 60452

Mail To:
Law Office of Alex Tourlakes
160 Market Pl.
Manhattan, IL 60442

Name and Address of Taxpayer:
Daniel Ricker and Tessa Fairbairn
18275 Kirby Drive
Tinley Park, IL 60487

REAL ESTATE TRANSFER TAX		20-Nov-23
COUNTY:		147.00
ILLINOIS:		295.00
TOTAL:		442.51

27-35-302-022-1075 | 20231101675122 | 1-833-021-392

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 18275 ON LOT 28 IN THE TOWN POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN CERTAIN TOWN POINTE MULTI-FAMILY SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99333247 AS MAY BE AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 18275 Kirby Drive, Tinley Park, IL 60487
PIN # 27-35-302-022-1075