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Doc#: 2334106137 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2023 11:21 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20231201685338
ST/CO Stamp 2-078-097-360 ST Tax \$247.50 CO Tax \$123.75

Chicago Title / RM
23GSC996032LT
(1062)

THE GRANTOR, ZANTE PROPERTY MANAGEMENT, LLC, an Illinois Corporation of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO ARTHUR M. BOYCE AND ALICE A. BOYCE, TRUSTEES OF THE ARTHUR M. BOYCE AND ALICE A. BOYCE TRUST DATED OCTOBER 1, 2019, AND ANY AMENDMENTS THERETO, of the State of Illinois. County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof


SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways 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: 27-14-300-067-1002

Address of Real Estate: 15826 Orland Brook Dr., Unit 1S,
Orland Park, Illinois 60462

Dated this 23rd day of November, 2023.

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 ZANTE PROPERTY MANAGEMENT, LLC
 Nick Visvardis, Manager


 ZANTE PROPERTY MANAGEMENT, LLC
 Peter Visvardis, Manager

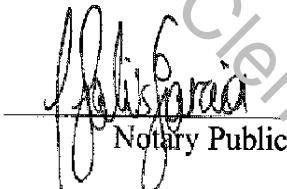

 ZANTE PROPERTY MANAGEMENT, LLC
 Telly Visvardis, Manager

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Nick Visvardis, Peter Visvardis, and Telly Visvardis, as Managers of ZANTE PROPERTY MANAGEMENT, LLC**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23 day of November, 2023.




 Notary Public



My commission expires on July 18, 2027.

Prepared By:
Pamela Visvardis
1030 Higgins, Suite 101
Park Ridge, IL 60068

Mail To: ARTHUR M BOYCE **Name & Address of Taxpayer:**
11459 TWIN LAKES DR
ORLAND PARK, IL 60467

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LEGAL DESCRIPTION

Order No.: 23GSC996032LT

For APN/Parcel ID(s): 27-14-300-067-1002

PARCEL A:

UNIT NUMBER 1S IN 15826 ORLAN BROOK DRIVE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOT 26 & LOT 26-A IN ORLAN BROOK UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS & EGRESS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS SET FORTH IN THE ORLAN BROOK UNIT 2, PLAT OF SUBDIVISION RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT #23602584 & THE ORLAN BROOK IMPROVEMENT ASSOCIATION DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT #23567265, ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 9, 2007 AS DOCUMENT NUMBER 0728215102; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 3, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0728215102