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Doc#. 2336233103 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2023 10:20 AM Pg: 1 of 4

Dec ID 20231201698557
ST/CO Stamp 2-037-936-176 ST Tax \$130.00 CO Tax \$65.00

WARRANTY DEED

FIDELITY NATIONAL
TITLE INSURANCE

0823020991e

THIS INDENTURE WITNESSETH, that the Grantor(s), STEVE T. VRANICH, married to Sharon Vranich, 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 CEDARS INVESTMENT GROUP, LLC, a limited liability company organized under the laws of the State of Illinois, 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: 28-18-210-006-0000

Address of Real Estate: 15213 SPINE DR., OAK FOREST, IL 60452

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 19th Day of December, 2023

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Steve T. Vranich

STEVE T. VRANICH

Sharon Vranich

SHARON VRANICH (to waive any rights of homestead)

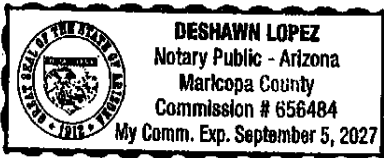
STATE OF Arizona)

COUNTY OF Maricopa) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Steve T Vranich & Sharon Vranich 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 19th day of December, 2023.

[Notary Seal]



[Signature]
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:

Cedars Investment Group, LLC
14919 Founders Crossing
Homer Glen, IL 60491

After recording return document to:

Beraldi and Associates, LLC
14919 Founders Crossing
Homer Glen, IL 60491

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EXHIBIT "A"

Legal Description

LOT 6 IN BLOCK 11 IN BRUNO JONIKAS FOREST VIEW HILLS, UNIT 4, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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REAL ESTATE TRANSFER TAX		21-Dec-2023
	COUNTY:	65.00
	ILLINOIS:	130.00
	TOTAL:	195.00
28-18-210-006-0000		20231201698557 2-037-936-176