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Document prepared by:
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15419 127th Street
Lemont, IL 60439

Doc#. 2400513155 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2024 12:18 PM Pg: 1 of 2

Dec ID 20231101683922
ST/CO Stamp 0-817-391-664 ST Tax \$500.00 CO Tax \$250.00

Mail document to:
Paul Garver
26 Blaine Street
Hinsdale, IL 60521

Mail tax bills to:
Thomas G. Svestka
11602 Center Drive
Lemont, IL 60439

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantors, JAMES A. DURHAM and MICHELLE DURHAM, husband and wife of the Village of Lemont, State of Illinois, for and in consideration of Ten Dollars and no/100, in hand paid, CONVEY and WARRANT to THOMAS G. SVESTKA, of 2824 Maple Avenue, Berwyn, Illinois 60402, the following described property in the County of Cook, State of Illinois to wit:

THAT PART OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE AFORESAID NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, WHICH POINT IS 628.50 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE WEST ON SAID SOUTH LINE 356.40 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 150 FEET; THENCE EAST PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 356.40 FEET; THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

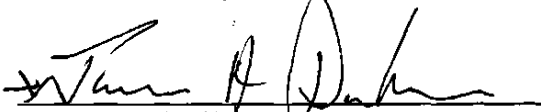
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

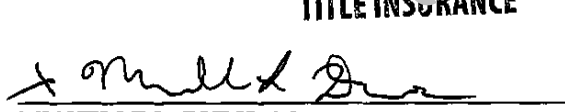
Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate;

Address: 11602 Center Drive, Lemont, IL 60439

PIN#: 22-21-401-005-0000

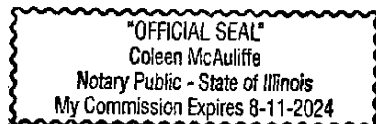
Dated this 27th day of December, 2023.

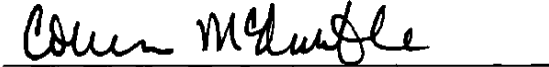

JAMES A. DURHAM


MICHELLE L. DURHAM

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that JAMES A. DURHAM and MICHELLE L. DURHAM, 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 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 27th day of December, 2023.






Notary Public

0023021750

FIDELITY NATIONAL
TITLE INSURANCE

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		04-Jan-2024
		COUNTY: 250.00
		ILLINOIS: 500.00
		TOTAL: 750.00
22-21-401-005-0000	20231101683922	0-517-391-664