

UNOFFICIAL COPY



Warranty Deed

Doc# 24051570000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/20/2024 09:38 AM PG: 1 OF 2

ILLINOIS

Elevation Title EL2300665

Above Space for Recorder's Use Only

THE GRANTOR, Karien M. Dean n/k/a Karien Dixon, a married woman, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Paresh Shulka, 15840 LAMARINE AVE MATHON, OAKFORD IL 60452, the following described Real Estate situated in the County of Cook, in the State of Illinois (to wit: *(See Page 2 for Legal Description)*), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number: 28-17-416-009-1091 Address of Real Estate: 15723 Peggy Ln, Unit 7, Oak Forest, IL 60452

The date of this deed of conveyance is 2/7, 2024

Karien Dixon
Karien M. Dean n/k/a Karien Dixon

Nicolas Dixon
Nicolas Dixon (for purposes of waiving homestead)

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 Karien M. Dean n/k/a Karien Dixon and Nicolas Dixon, 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.

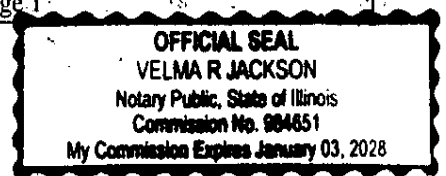
(Impress Seal Here)
(My Commission Expires 1/3/28)

Given under my hand and official seal this 5th day of February, 2024.

Velma R Jackson

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 15723 Peggy Ln, Unit 7, Oak Forest, IL 60452

See Attached Legal Description

Unit 8-7 In Jhibai South Condominium. In part of the
 W $\frac{3}{4}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section
 17 Township 36 North Range 13. East of the Third PM
 in Cook County Illinois. Declaration of Condo recorded
 March 5 1993 as document number 93168945 as
 amended from time to time. Together with its
 undivided percentage interest in the common elements.

This instrument was prepared by: Michael A. Angileri, Esq. Attorney At Law 1450 Plainfield Road Suite 1 Darien, Illinois 60561	Send subsequent tax bills to: Paresh Shukla 15800 LARAMIE ST OAK FOREST, IL 60452	Recorder-mail recorded document to: → 11
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REAL ESTATE TRANSFER TAX

20-Feb-2024



COUNTY:	66.50
ILLINOIS:	133.00
TOTAL:	199.50

28-17-416-009-1091

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