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Doc# 2406811006 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 12:00 AM Pg: 1 of 3

Dec ID 20240201643384

ST/Co Stamp 0-346-851-888 ST Tax \$148.00 CO Tax \$74.00

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTORS, DANIELLE LAMKE, DIVORCED AND NOT SINCE REMARRIED, of the Village of ~~Harok~~ County of ~~Cook~~ State of Illinois AND MELISSA SLATTERY, A MARRIED WOMEN, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to RICKEY SANDERS, in married person (Name and Address of Grantee-s), 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: (1) General taxes for 2023 and subsequent years; (2) Covenants, conditions, easements, and building lines of record; (3) Association Declaration, Rules, and Regulations. *County of Will, State of Illinois

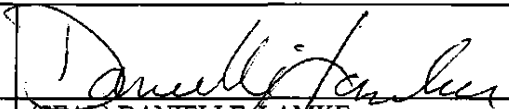

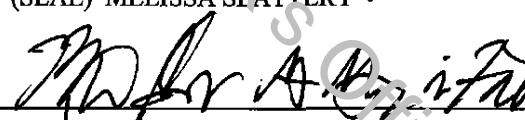
Village of Mokena

Permanent Real Estate Index Number: 32-06-100-066-1015

Address of Real Estate: 2311 183rd Street Unit 206B; Homewood, Illinois 60430

This is not Homestead Property

The date of this deed of conveyance is February 20, 2024.

	
(SEAL) DANIELLE LAMKE	(SEAL) MELISSA SLATTERY **
	

** By Brian A. Smith, attorney in fact

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) DANIELLE LAMKE AND MELISSA SLATTERY 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 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.

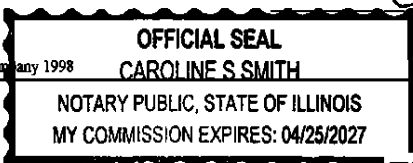
*by Brian A. Smith, attorney in fact

(Impress Seal Here)

(My Commission Expires 4-25-27)

Given under my hand and official seal


Notary Public



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Page 1

Fidelity National Title OC23019401

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LEGAL DESCRIPTION

For the premises commonly known as: 2311 183rd Street Unit 206B; Homewood, Illinois 60430
PIN: 32-06-100-066-1016

PARCEL 1:

UNIT NUMBER 206 AS DELINEATED ON SURVEY OF A TRACT OF LAND LEGALLY DESCRIBED AS FOLLOWS: (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN THE SUBDIVISION OF THE NORTH 462 FEET OF THAT PART OF THE NORTHWEST 1/4 LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD AND SOUTH LINE OF SAID LOTS 1 AND 2 (TAKEN AS A TRACT) SAID BEING 465.08 FEET SOUTHWESTERLY (AS MEASURED ON SAID RIGHT OF WAY LINE) OF A LINE 33 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE SOUTHWESTERLY ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF FLOSSWOOD SUBDIVISION, A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 6; THENCE WESTERLY ON THE NORTH LINE OF FLOSSWOOD SUBDIVISION TO THE POINT OF INTERSECTION WITH A LINE 350.81 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE NORTHERLY ON SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF FLOSSWOOD SUBDIVISION; THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO POINT OF INTERSECTION WITH A LINE 581 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE NORTHERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 32 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE A DISTANCE OF 84.33 FEET TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF FLOSSWOOD SUBDIVISION THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 70 FEET WESTERLY OF AND PARALLEL (AS MEASURED AT RIGHT ANGLES) TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE NORTHEASTERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 80.83 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" OF THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY SOUTH CHICAGO SAVINGS BANK, A CORPORATION OF ILLINOIS, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1970 AND KNOWN AS TRUST NUMBER 11-1506, FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR 2726217, AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22537317, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID (EXCEPT THAT PART FALLING IN LOT 1 AFORESAID), FOR A PRIVATE ROAD FOR INGRESS AND EGRESS IN EVERY POSSIBLE MANNER INCLUDING (BUT NOT EXCLUSIVELY) BY VEHICLE, FOOT AND CONVEYOR AND FOR LIGHT AND AIR, AS CREATED BY THE DEED FROM HENRY GOTTSCHALK AND SOPHIE GOTTSCHALK, HIS WIFE, TO MAUD CORY DATED DECEMBER 27, 1922 AND RECORDED DECEMBER 28, 1922 AS DOCUMENT NUMBER 7759972, ON AND OVER A STRIP OF LAND 50 FEET IN WIDTH EXTENDING FROM THE WESTERLY LINE OF THE PARCEL OF PARCEL 1 AFORESAID TO THE EAST LINE OF WESTERN AVENUE, THE SOUTHEASTERLY LINE OF SAID PRIVATE ROAD BEING THE SOUTHERLY LINE OF SAID PARCEL OF PARCEL 1 AFORESAID EXTENDED WESTWARD TO SAID PUBLIC ROAD AND THE NORTHERLY LINE OF WHICH SAID ROAD BEING PARALLEL WITH SAID SOUTHERLY LINE AND 50 FEET MEASURED AT RIGHT ANGLES, DISTANT THEREFROM, ALL IN COOK COUNTY, ILLINOIS.

Grantees Address

This instrument was prepared by: The Law Offices of Brian A. Smith 5323 West 95 th Street Oak Lawn, Illinois 60453	Send subsequent tax bills to: <i>Ricky Sanders</i> <i>2311 183rd St, #206B</i> <i>Homewood, IL 60430</i>	Recorder-mail recorded document to: <i>Georgette Reynolds</i> <i>Attorney at Law</i> <i>1507 E. 53rd St #690</i> <i>Chicago, IL 60615</i>
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REAL ESTATE TRANSFER TAX

01-Mar-2024



COUNTY:	74.00
ILLINOIS:	148.00
TOTAL:	222.00

32-06-100-066-1016

| 20240201643384

| 0-346-851-888

Property of Cook County Clerk's Office