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\*2410030017\*

**WARRANTY DEED  
ILLINOIS STATUTORY**

Doc# 2410030017 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 4/9/2024 10:06 AM  
PAGE: 1 OF 4

774398 1/2

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

THE GRANTOR(S)

**Michael J. Pinto, an unmarried person and Kimberley R. Barr, an unmarried person**

of the City of Tinley Park, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

**Thomas Brown**

of 9104 Lincoln Ct, Orland Park IL 60462, of the 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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Real Estate Index Number(s): 28-31-401-076-1053

Address(es) of Real Estate: 6612 Martin France Circle Unit 2A, Tinley Park, IL 60477

Dated this 4<sup>th</sup> day of March, 2024.

Michael J Pinto

Kimberly R. Barr

This property is not homestead as to the Grantor(s)

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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

MICHAEL J. PINTO and Kimberley R. Barr

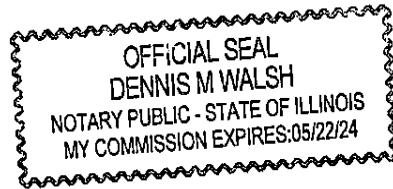
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of March, 2024

Dennis M Walsh (Notary Public)

Prepared by:

Dennis M. Walsh, PC  
16335 Harlem Ave Suite 400  
Tinley Park, IL 60477



Mail to:

Russ Kazda  
17112 Oak Park Ave  
Tinley Park, IL 60477

Name and Address of Taxpayer:

Thomas Brown  
6612 Martin France Circle Unit 2A  
Tinley Park, IL 60477

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## REAL ESTATE TRANSFER TAX

04-Apr-2024



<b>COUNTY:</b>	118.25
<b>ILLINOIS:</b>	236.50
<b>TOTAL:</b>	354.75

28-31-401-076-1053

| 20240301654262 | 1-601-506-864

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Commitment for Title Insurance  
2021 v.01.00 (07-01-2021)

File No.: 774398

## EXHIBIT A

The Land is described as follows:

UNIT NO. E2A1 AND GARAGE NO. E2A2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HAMILTON HILLS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92356786, AS AMENDED FROM TIME TO TIME, IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

28-31-401-076-1053 <sup>(A)</sup>

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*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and 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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