

UNOFFICIAL COPY

WARRANTY DEED GENERAL

Doc#: 2415814398 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/6/2024 11:36 AM Pg: 1 of 3

Subsequent Tax Bills to:

Joel R. Velazco
4921 W 109th St, Unit 301
Oak Lawn, IL 60453

Dec ID 20240601618923
ST/Co Stamp 0-643-370-288 ST Tax \$140.00 CO Tax \$70.00

Mail to:

Joel R. Velazco
4921 W 109th St, Unit 301
Oak Lawn, IL 60453

THE GRANTOR(S), Grace Vasev, a married man, of the village of Oak Lawn, of Cook County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO: **Joel R. Velazco, a single man** of the city of Chicago Ridge, County of Cook, State of Illinois in the form of ownership: **Fee Simple** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION:

SEE ATTACHED

Commonly known as: 4921 W 109th St, Unit 301 Oak Lawn IL 60453
Permanent Real Estate Index Number: 24-16-409-051-1189

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises.

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

Village	Real Estate Transfer Tax
of	\$500
Oak Lawn	06930

Village	Real Estate Transfer Tax
of	\$200
Oak Lawn	06289

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Dated this 16 day of May, 2024

[Signature]
GOCE VASEV

(Seal)

(Seal)

(Seal)

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF _____)

) ss

COUNTY OF _____)

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

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, 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.

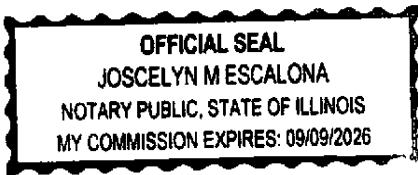
Given under my hand and notarial seal this 16 day of May, 2024

[Signature]

Notary Public

(Seal)

My commission expires: 09/09/2026



COUNTY, ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:
FRANK PANZICA
CHICAGOLAND PROPERTY LAW
5521 NORTH CUMBERLAND AVE, STE 1120
CHICAGO, ILLINOIS 60656

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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LEGAL DESCRIPTION

Unit No. 16-301 in Cloister Condominium as delineated on a Survey of the following described Real Estate:

Lots 1 through 4 inclusive, in Berta and O'Malley's Consolidation of Part of the Southeast 1/4 of Section 16, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded as Document Number 25475180, together with its undivided percentage interest in the common elements as set forth in the Declaration in Cook County, Illinois.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

05-Jun-2024



COUNTY:	70.00
ILLINOIS:	140.00
TOTAL:	210.00

24-16-409-051-1189

| 20240601618923 | 0-643-370-288