

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2416520324 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/13/2024 11:45 AM Pg: 1 of 3

FIDELITY NATIONAL TITLE
OC24007702

Doc ID 20240501614196
ST/Co Stamp 0-838-479-152 ST Tax \$175.00 CO Tax \$87.50

THE GRANTOR(S) Mary A. Tuminello of the City of Orland Park, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Nicholas R. [redacted] a single man of 15059 Hale Ave, Orland Park, IL, 60462 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof .), 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 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 27-13-402-025-1005, 27-13-402-025-1017

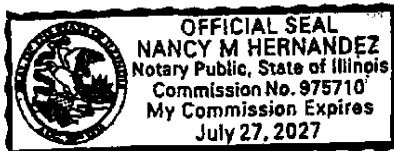
Address(es) of Real Estate: 15801 76th Ave. Unit 2B, Orland Park, Illinois 60462

The date of this deed of conveyance is May 16, 2024.

Mary A. Tuminello
Mary A. Tuminello

State of Illinois County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary A. Tuminello personally known to me to be the same person(s) whose name(s) is(are) 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 official seal May 16, 2024.



Nancy M. Hernandez
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 15801 76th Ave. Unit 2B,
Orland Park, Illinois 60462

Legal Description:

UNIT NUMBER 15801-2B AND GARAGE UNIT NUMBER G-15801-2B IN ORLAND VIEW CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN 159TH STREET AND 76TH AVENUE SUBDIVISION OF THE EAST 310 FEET OF THE WEST 360 FEET OF THE SOUTH 562.06 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO THE NORTH 40 FEET OF THE SOUTH 602.06 FEET OF THE EAST 300.00 FEET OF THE WEST 350.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 16, 1996, AS DOCUMENT NO. 96705751, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

This instrument was prepared by:
Ronald Sokol
Sokol & Mazian
9501 W 144th Place, Suite 104
Orland Park, IL 60462

Send subsequent tax bills to:
Nicholas Ruiz
15059 Hale Ave.
Orland Park, IL 60462

Mail recorded document to:
Nicholas Ruiz
15059 Hale Ave.
Orland Park, IL 60462

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REAL ESTATE TRANSFER TAX

10-Jun-2024



COUNTY:	87.50
ILLINOIS:	175.00
TOTAL:	262.50

27-13-402-025-1005

| 20240501614196 | 0-838-479-152

Property of Cook County Clerk's Office