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Doc#: 2417824399 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/26/2024 11:45 AM Pg: 1 of 3

Dec ID 20240601634328
ST/Co Stamp 1-799-439-152 ST Tax \$171.00 CO Tax \$85.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Denis J. Kozlowski
7505 175th Street
Unit 124
Tinley Park, IL 60477

(The Above Space for Recorder's Use Only)

THE GRANTOR Denis J. Kozlowski, single, of 7505 175th Street, Unit 124, Tinley Park, IL 60477 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Fred Stellato, (a Married Man), of 15648 South 82nd Avenue, Orland Park, IL 60462, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 27-36-200-028-1020

Property Address: 7505 175th Street, 124, Tinley Park, IL 60477

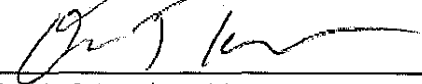
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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.

Chicago Title
2417824399
1071

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Dated this 20th day of June, 2024.

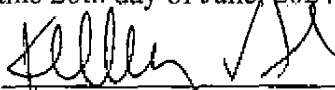


Denis J. Kozlowski

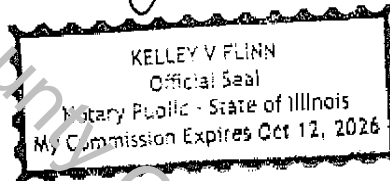
STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Denis J. Kozlowski personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 20th day of June, 2024.



Notary Public



THIS INSTRUMENT PREPARED BY
 Kelley V. Flinn
 Law Office of Kelley V. Flinn
 310 S. 1st Street
 St. Charles, IL 60174

MAIL TO:

Kazda Law P.C.
 17112 S. Oak Park Avenue
 Tinley Park, IL 60477

SEND SUBSEQUENT TAX BILLS TO:

Fred Stellato
 7505 175th Street
 124
 Tinley Park, IL 60477

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 7505-8 IN LAKE SANDLEWOOD CONDOMINIUM AS DELINEATED ON SURVEY OR PARTSTHEREOF OF LOT 2 IN DUVAN'S RESUBDIVISION OF BLOCK 1 OF LAKE SANDLEWOOD SUBDIVISION, BEING A SUBDIVISION OF THE EAST 2009.6 FEET OF THE NORTH 495.6 FEET LYING WEST OF SANDLEWOOD UNIT #2 IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREIN REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY FORD CITY BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1974 KNOWN AS TRUST NUMBER 773 AND 774 RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 23086606, AS AMENDED FROM TIME TO TIME, TOGETHER WITH UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL UNIT THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF DUVAN RESUBDIVISION AND SET FORTH IN SAID DECLARATION RECORDED MAY 20, 1975, AS DOCUMENT 23086606, AND AS CREATED BY DEED FROM FORD CITY BANK, AS TRUSTEE KNOWN AS TRUST NUMBER 773 AND 774 TO FORD CITY BANK, AS TRUSTEE U/T/A MARCH 30, 1978, KNOWN AS TRUST NUMBER 2159, DATED APRIL 4, 1978, AND RECORDED MAY 10, 1978, AS DOCUMENT 24440366, FOR INGRESS AND EGRESS (EXCEPT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN COOK COUNTY, ILLINOIS.