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Doc# 2307225195 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/13/2023 02:59 PM Pg: 1 of 3

2332/22 ①
WARRANTY DEED

Dec ID 20230301663824
ST/CO Stamp 1-513-496-784 ST Tax \$560.00 CO Tax \$280.00
City Stamp 0-439-754-960 City Tax: \$5,880.00

THE GRANTOR

(The space above for Recorder's use only)

GRANTOR, RODGER KODL, a/k/a RODGER P. KODL, a married person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to Grantees, Tyler M. Shimomura and Katherine J. Shimomura, husband and wife, of 3046 N. California Avenue, Unit 200, Chicago, Illinois 60618, not as tenants in common, nor as joint tenants, but as **TENANTS BY THE ENTIRETY** forever, the following described Real Estate situated in Cook County, Illinois, commonly known as 6252 N. Greenview Avenue, Chicago, Illinois 60660, and legally described as follows:

(See Exhibit "A", attached hereto and made a part hereof.)

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the subject property; acts done or suffered through Grantee(s); general real estate taxes for 2022 and subsequent years.

THIS IS NOT HOMESTEAD PROPERTY

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

Permanent Index Number (PIN): 14-05-108-031-0000


Address of Real Estate: 6252 N. Greenview Avenue, Chicago, Illinois 60660

Dated this 2 day of March, 2023.

 (seal)
Rodger Kodl, a/k/a Rodger P. Kodl

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60808

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		08-Mar-2023
	CHICAGO:	4,200.00
	CTA:	1,680.00
	TOTAL:	5,880.00 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Mar-2023
	COUNTY:	280.00
	ILLINOIS:	560.00
	TOTAL:	840.00

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RODGER KODL, a/k/a RODGER P. KODL, is personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 2 day of March, 2023



Katherine L. Koppenburg

NOTARY PUBLIC

Commission expires 2/27/2024

This instrument was prepared by: Georgia Beatty, Esq., 6102 N. Sheridan Road, Suite 502, Chicago, IL 60660

MAIL TO:

DAVID Frank FSQ
3460 Dundee Rd.
Apt. 320
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Diana Katherine Shi'mamura
6252 N. Greenview Ave.
Chicago, IL 60660

CLERK'S OFFICE OF COOK COUNTY

RPK *RPK*

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LEGAL DESCRIPTION

LOT 4 IN THE SUBDIVISION OF LOT 113 IN EDGEWATER PARK, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6252 N. Greenview Avenue, Chicago, IL 60660

PERMANENT INDEX NUMBER: 14-05-108-031-0000

Property of Cook County Clerk's Office