

# UNOFFICIAL COPY

Doc# 2310729102 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/17/2023 02:15 PM Pg: 1 of 2

Dec ID 20230301682650  
ST/CO Stamp 1-087-321-296 ST Tax \$239.00 CO Tax \$119.50

WARRANTY DEED  
ILLINOIS STATUTORY

GIT 410745316<sup>11</sup>

GIT

THE GRANTOR, **Barbara C. Diehl**, formerly known as **Barbara Marden**, as Trustee of the **Barbara Marden Revocable Trust** dated **September 4, 1996**, of 1012 Summer Grove, of the City of Spring Hill, County of Maury, State of Tennessee, for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, CONVEY and WARRANTS to **Janet R. Dant and Joseph C. Dant as co trustees of the Janet R. Dant Revocable Trust** dated **March 30, 2023**, of 1495 Harvell Drive, City of Batavia, County of Kane, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1: UNIT 13210-2B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OAK HILLS CONDOMINIUM I AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 23684699, AS AMENDED, IN THE SOUTHWEST 1/4<sup>th</sup> SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 23684698 AND AS CREATED BY DEED RECORDED AS DOCUMENT NO. 24764448 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

**Permanent Real Estate Index Number(s): 23-36-303-143-1196**

**Address(es) of Real Estate: 13210 S. Oak Ridge Trail  
Unit 2B  
Palos Heights, IL 60463**

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Dated this 4<sup>th</sup> day of April, 2023

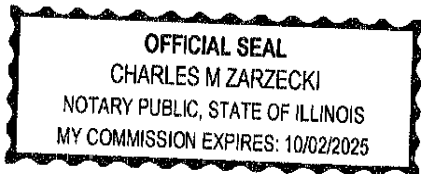
*Barbara C. Diehl*

**Barbara C. Diehl,**  
**formerly known as Barbara Marden,**  
**as Trustee of the Barbara Marden Revocable**  
**Trust dated September 4, 1996**

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Barbara C. Diehl** personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 4<sup>th</sup> day of April, 2023.



*Charles M. Zarzecki* (Notary Public)

REAL ESTATE TRANSFER TAX		17-Apr-2023
	COUNTY:	119.50
	ILLINOIS:	239.00
	TOTAL:	358.50
23-36-303-143-1196		2023 (3) 1682650   1-087-321-296

**Prepared By:** Charles M. Zarzecki  
13500 Circle Drive  
#203  
Orland Park, IL 60462

**Mail To:** *Ronald M. Kas*  
*2272 W. 95<sup>th</sup> #200*  
*Naperville IL 60564*

**Name & Address of Taxpayer:** *JANET R. DAVIS Revocable Trust*  
*13210 Oak Ridge Trail #2B*  
*Palos Hts, IL 60463*