

UNOFFICIAL COPY

PT23-91624 2/c
WARRANTY DEED

AFTER RECORDING MAIL TO:

Ed Janczur
Attorney at Law
9601 SW Hwy,
Oak Lawn, IL 60453

NAME & ADDRESS OF TAXPAYERS:

Kevin Mangin
19746 Mulroy Circle,
Tinley Park, IL 60487



Doc# 2314513089 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2023 12:49 PM PG: 1 OF 3

RECORDER'S STAMP

The Grantors, **Patricia Dauksas, as Successor Trustee of The Kenneth Dauksas and Patricia Dauksas Living Trust dated January 26, 2002**, of the Village of Oak Forest, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYAND WARRANT to the Grantees, **Kevin Mangin, of 19746 Mulroy Circle, Tinley Park, IL 60487**, the following described real estate situated in the County of Will, in the State of Illinois, to wit:

Unit 5-2B and Garage Unit G-5-2B in Ridge Point Condominiums as delineated on a survey of the following described real estate: That part of Lot 1 in Murden Meadows, being a subdivision of the North 5 acres of the South 10 acres of the North 20 acres of the East 1/2 of the Northwest 1/4 of Section 18, Township 36 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 recorded as document number 98725017, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

SUBJECT TO: (a) 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 (b) General real estate taxes not due and payable at time of closing;

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

COOPER TITLE, LLC

Permanent Index Number:

28-18-101-044-1054

Property Address:

6850 Ridge Point Drive, Unit 2B, Oak Forest, IL 60452

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DATED this 26 day of APR, 2023.

Patricia Dauksas, Trustee (SEAL)
Patricia Dauksas, as Successor Trustee of
The Kenneth Dauksas and Patricia
Dauksas Living Trust dated January 26,
2002

STATE OF ILLINOIS)

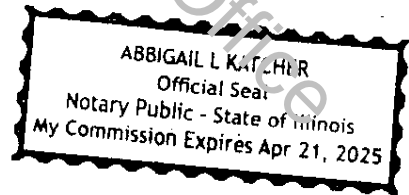
) ss

COUNTY OF WILL)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY, that **Patricia Dauksas, as Successor Trustee of The Kenneth Dauksas
and Patricia Dauksas Living Trust dated January 26, 2002**, 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 individually acknowledged that he signed 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 26 day of April, 2023.

Abbigail L Katcher
Notary Public



NAME AND ADDRESS OF PREPARER:

Marsha Ross
Attorney at Law
21237 S. LaGrange Road
Frankfort, Illinois 60423



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PROPER TITLE, LLC

Property of Cook County Clerk's Office

PROPER TITLE, LLC

PROPER TITLE, LLC

	28-18-101-044-1054	
	20230401604733	2-003-067-600
COUNTY:		97.50
ILLINOIS:		195.00
TOTAL:		292.50