

# UNOFFICIAL COPY

Doc#: 2322206484 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/10/2023 02:13 PM Pg: 1 of 3

Dec ID 20230701669984  
ST/CO Stamp 0-919-017-936 ST Tax \$350.00 CO Tax \$175.00

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

David P. Faltin and Donna Faltin

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

T0009080 1/2

(The Above Space for Recorder's Use Only)

THE GRANTORS David P. Faltin and Donna Faltin, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Shawn William O'Connell, \_\_\_\_\_, of 930 Curtiss Street, Unit 408, Downers Grove, IL 60515, in fee simple forever, 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): 23-36-111-005-0000

Property Address: 12812 Ponderosa Dr., Palos Heights, IL 60463

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.

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Dated this 10 day of JULY, 2023.

David P. Faltin  
David P. Faltin

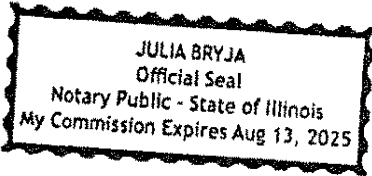
Donna Faltin  
Donna Faltin



STATE OF ILLINOIS       )  
  ) SS,  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David P. Faltin and Donna Faltin personally known to me to be the same persons whose names are 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 10<sup>th</sup> day of July, 2023.

Julia Bryja  
Notary Public



REAL ESTATE TRANSFER TAX		04-AUG-2023
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
23-36-111-005-0000		2023070166998 / 0919-017-936

THIS INSTRUMENT PREPARED BY  
Nicholas W. Ktenas  
Ktenas Law LLC  
10750 W. 143rd St., Suite 52  
Orland Park, IL 60462

MAIL TO:

~~Scott Zale~~  
Shawn O'Connell  
12812 Ponderosa Dr.  
Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO:

Shawn William O'Connell  
12812 Ponderosa Dr.  
Palos Heights, IL 60463

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## EXHIBIT A LEGAL DESCRIPTION

LOT 5 IN BLOCK 3 IN PALOS PINES SUBDIVISION UNIT NO. 1, BEING A  
SUBDIVISION OF PART OF THE EAST 730 FEET OF THE NORTH HALF OF THE  
NORTH WEST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office