

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

MAIL TO:

JAMES CODDINGTON
4321 W. 99th Pl
OAK LAWN, IL 60453

NAME & ADDRESS OF TAXPAYER:

James Coddington
4321 W. 99th Place
Oak Lawn, IL 60453

— GRANTEE'S ADDRESS —

Doc#: 2324813175 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/05/2023 03:29 PM Pg: 1 of 3

Dec ID 20230801699309
ST/CO Stamp 0-612-259-280 ST Tax \$235.00 CO Tax \$117.50

RECORDER'S STAMP

Being all of the
THE GRANTOR(S) DENISE DANIHEL and RUSSELL J. JENDER (Heirs of Rodney J. Jender, Deceased)
of the Village of Oak Lawn County of Cook State of Illinois
for and in consideration of Ten and No Cents (\$10.00) DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to JAMES CODDINGTON, Married Man
* COVEY

(GRANTEES' ADDRESS) 7100 W. 95th Street Unit 209
of the Village of Oak Lawn County of Cook State of Illinois
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit:

LOT 5 (EXCEPT THE WEST 35 FEET THEREOF) AND THE WEST 25 FEET OF LOT 6 IN BLOCK 4 IN
BEVERLY LAWN, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Subject only 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.

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

Permanent Index Number(s): 24-10-422-007-0000

Property Address: 4321 W. 99th Place, Oak Lawn, IL 60453

Dated this 28th day of August 20 23.

X Denise Danihel (Seal) X Russell J. Jender (Seal)
DENISE DANIHEL, Heir RUSSELL J. JENDER, Heir
(Seal) (Seal)

FIDELITY NATIONAL TITLE

CH23013790

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STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Denise Danihel and Russell J. Jender

personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t he y signed, sealed and delivered the instrument as their own free and voluntary act, for the uses and purposes therein set forth, including the releases and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of August, 20 23.

DENNIS J. KRISIK

Notary Public

My commission expires on September 2, 20 24.

OFFICIAL SEAL
DENNIS J KRISIK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/02/24

IMPRESS SEAL HERE

COOK

COUNTY-ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Mr. Dennis J. Krisik, Esq.

17549 Cloverview Drive

Tinley Park, Illinois 60477

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 4,

REAL ESTATE TRANSFER ACT

DATE: _____

Signature of Buyer, Seller or Representative

Village Real Estate Transfer Tax
of
Oak Lawn \$50 07353

Village Real Estate Transfer Tax
of
Oak Lawn \$25 05978

Village Real Estate Transfer Tax
of
Oak Lawn \$100 04406

Village Real Estate Transfer Tax
of
Oak Lawn \$1000 05481

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REAL ESTATE TRANSFER TAX

29-Aug-2023



COUNTY:	117.50
ILLINOIS:	235.00
TOTAL:	352.50

24-10-422-007-0000

| 20230801699309 | 0-612-259-280

Property of Cook County Clerk's Office