

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc# 2326841201 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/25/2023 12:39 PM Pg: 1 of 3

Dec ID 20230901622640  
ST/CO Stamp 0-255-720-912 ST Tax \$138.00 CO Tax \$69.00

FIDELITY NATIONAL TITLE  
OC23015319

THE GRANTOR, Patricia Kinahan, married to James Kinahan, of 10936 S. Kilpatrick, Unit 2D, Village of Oak Lawn, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys and Warrants, to JOSEPH ZAGER and ADRIANA ZAGER, husband and wife,  
of 5 Hamill Ln, Clarendon Hills IL 60514  
Not as Tenants in Common ~~and~~ ~~as~~ Joint Tenants ~~but as~~ ~~TENANTS IN THE ENTIRETY~~,  
the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 10936-2D, IN KILPATRICK LAW PROPERTIES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THE SOUTH HALF OF LOT 4 AND LOT 5, IN BLOCK 5, IN BLOCK 18, TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY WEST AND ADJOINING SAID SOUTH HALF OF LOTS 4 AND 5, IN FREDERICK H. BARTLETT'S HIGHWAY ACRES, BEING A SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 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 26032646, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet 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 Real Estate Index Number:

24-15-313-023-1008 2  
Apt 2D

Address of Real Estate: 10936 Kilpatrick Avenue, Unit 2D, Oak Lawn, IL 60453

Dated this 15<sup>th</sup> day of September, 2023

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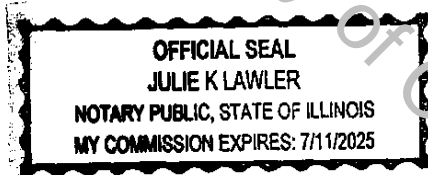
Patricia Kinahan  
Patricia Kinahan

This has never been Homestead property for James Kinahan, Patricia Kinahan's husband.

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patricia Kinahan, 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 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 15<sup>th</sup> day of September, 2023.



Julie K Lawler  
(Notary Public)

**Prepared By:** Julie K. Lawler  
Law Office of Julie K. Lawler, LLC  
7808 West College Drive, Suite 4SE  
Palos Heights, IL 60463

**Mail To:** Sharon A. Zogas  
10020 S Western  
Chicago IL 60643

**GRANTEES ADDRESS**  
**Name & Address of Taxpayer:**  
Joseph and Adriana Lager  
5 Hamill Lane  
Clarendon Hills, IL 60514

Village of Oak Lawn Real Estate Transfer Tax \$300 05902

Village of Oak Lawn Real Estate Transfer Tax \$300 05901

Village of Oak Lawn Real Estate Transfer Tax \$50 07388

Village of Oak Lawn Real Estate Transfer Tax \$20 04348

Village of Oak Lawn Real Estate Transfer Tax \$20 04349

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**REAL ESTATE TRANSFER TAX**

**22-Sep-2023**



<b>COUNTY:</b>	69.00
<b>ILLINOIS:</b>	138.00
<b>TOTAL:</b>	207.00

24-15-313-023-1008

| 20230901622640 | 0-255-720-912

Property of Cook County Clerk's Office