

UNOFFICIAL COPY

Doc#. 2330641067 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2023 10:42 AM Pg: 1 of 2

FIRST AMERICAN TITLE
FILE # AF1038153

Dec ID 20231001660962
ST/CO Stamp 1-372-432-336 ST Tax \$245.00 CO Tax \$122.50
City Stamp 0-125-593-552 City Tax: \$2,572.50

Tax Bill to:

Jorge Orduno
3740 N. Olcott Avenue
Chicago, IL 60634

HEIR'S DEED

WITNESSETH, that Mitzi M. Johnson and Gardner V. Johnson, took title to this property pursuant to a Quit Claim Deed dated August 3, 1995 and recorded with the Cook County Recorder on August 16, 1995;

WHEREAS, Mitzi M. Johnson passed away on February 10, 2018 and Gardner V. Johnson, surviving joint tenant, passed away on November 30, 2022, leaving Susan Buechel as the sole Heir/Beneficiary of the Estate of Gardner V. Johnson, herein referred to as the "Party of the First Part"; and

WHEREAS, the Party of the First Part, as the sole Heir/Beneficiary of the Estate of Gardner V. Johnson, have the requisite authority to sell and convey the decedent's interest in real property in which the decedent held title at the time of his death; and

NOW THEREFORE, THE GRANTORS, Susan Buechel, as the sole Heir/Beneficiary of the Estate of Gardner V. Johnson, Party of the First part, in consideration of the sum of Ten Dollars and No Cents (\$10.00), receipt of which is hereby acknowledged, does hereby CONVEY AND GRANT to Jorge Orduno, of 3745 N. Olcott Avenue, Chicago, Illinois 60634, the following described real property in the County of Cook and State of Illinois, to wit:

LOT 11 IN BLOCK 3 IN SAWIAK AND COMPANY'S FIRST ADDITION TO ADDISON HEIGHTS, BEING A SUBDIVISION OF PART OF LOT 2 IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1924 AS DOCUMENT 8560500, IN COOK COUNTY, ILLINOIS.


Commonly known as: 3740 N. Olcott Avenue, Chicago, Illinois 60634

Permanent Index Number: 12-24-218-034-0000

Subject to the following: (a) general real estate taxes not due and payable at time of closing; (b) zoning laws and ordinances; (c) easements for public utilities; (d) public roads and highways and easements pertaining thereto; and (e) all matters of record.

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IN TESTIMONY WHEREOF, I, Susan Buechel, sole heir/beneficiary of the Estate of Gardner V. Johnson, have hereunto set my hand and seal this 30 day of October, 2023.




Susan Buechel

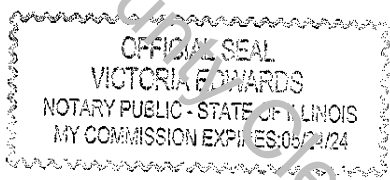
STATE OF ILLINOIS)
)
) ss.
COUNTY OF DEPAGE)

The undersigned, a Notary Public in and for said County and State does hereby certify that Susan Buechel, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes set out therein.

WITNESS, my hand and notarial seal, this 30 day of October, 2023



Notary Public



Prepared by:
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