

UNOFFICIAL COPY

Doc#: 2330613454 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2023 02:33 PM Pg: 1 of 3

WARRANTY DEED GENERAL

Dec ID 20231001650990
ST/CO Stamp 0-319-842-256 ST Tax \$205.00 CO Tax \$102.50

Subsequent Tax Bills to:

Rebecca V. Whitehouse
10351 Menard Ave UNIT 315
Oak Lawn IL 60453

Mail to:

John Koziel
6413 W 63RD ST
CHICAGO IL 60638

THE GRANTOR(S), Sean O'Neal, widowed, of the Cook County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO: Rebecca V. Whitehouse of the City, of Chicago, County of Cook, State of ILLINOIS in the form of ownership: Fee Simple all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION:

SEE ATTACHED

Commonly known as: 10351 Menard Ave Unit 315 Oak Lawn IL 60453
Permanent Real Estate Index Number: 24-17-201-116-1082

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises.

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

REAL ESTATE TRANSFER TAX

01-Nov-2023

COUNTY	102.50
ILLINOIS	205.00
TOTAL:	307.50

24-17-201-116-1082

20231001650990

0-319-842-256

Village of Oak Lawn Real Estate Transfer Tax \$25 06055

Village of Oak Lawn Real Estate Transfer Tax \$1000 05601

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Dated: 18th day of October, 2023.



Sean O'Neal

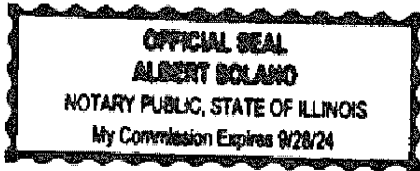
State of Illinois

County of Cook

} ss

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sean O'Neal, signed are 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18th day of October, 2023.



NOTARY PUBLIC

Commission expires 9/28/2024

This instrument was prepared by
Chicagoland Property Law, LLC.
Frank Panzica Attorney at Law
5521 N. Cumberland Ave,
Suite 1120
Chicago, IL 60656

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Legal Description

Unit No. 315 in Lawncastle Condominium as delineated on a survey of the following described real estate:

Part of Lot 45 in Lake Louise Apartments Fifth Edition, being a Subdivision of part of the Northeast 1/4 of Section 17, Township 37 North, Range 13, East of the Third Principal Meridian, and also that part of the East 1/2 of said Northeast 1/4 and that part of Lake Louise Apartment Second Edition, being a Subdivision of part of said Northeast 1/4, lying Southwesterly of the center line of the 50 foot drainage ditch easement per Document 17871654, said center line being a line drawn from a point on the West line of the East 1/2 of said Northeast 1/4, 330.00 feet (as measured along said West line) South of the Northwest corner thereof to a point on the East line of the West 3/5 of the East 1/2 of said Northeast 1/4, 875.00 feet (as measured along said East line) South of the Northeast Corner thereof; lying Northeasterly of the Northeasterly line of said Lot 45 and lying Westerly of the Northerly extension of the East line of said Lot 45; all in Cook County, Illinois; said part lying North of a line 130 feet North of and parallel with the most South line of said Lot 45 and lying West of a line and its Northerly extension 145 West of and parallel with the most East line of said Lot 45 in Cook County, Illinois; Which survey is attached as Exhibit "A" in the Declaration of Condominium recorded as Document 25192415 as amended from time to time; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property Address:
10351 Menard Ave Unit 315
Oak Lawn, IL 60453

Pin: 24-17-201-118-1082