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WARRANTY DEED

Individual

MAIL TAX BILL TO:

Dorian M. Keebler 6840 Ridge Point Drive, Unit 1A Oak Forest, Illinois 60452

MAIL RECORDED DEED TO:

Michael Watkins 915 Harger Road, Suite 300 Oak Brook, IL 6052? Doc#. 2334606400 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/12/2023 03:22 PM Pg: 1 of 3

Dec ID 20231201691489

ST/CO Stamp 0-385-400-880 ST Tax \$187.00 CO Tax \$93.50

THE GRANTOR, PATRICIA L. CARSTENS, a widow, of 6840 Ridge Point Drive, Unit 1A, Oak Forest, Illinois 60452, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to DORIAN M. KEEBLER, a(n) Unmurried worker, of 4750 Crosciant Ph. Circle 10 Med Park 12 all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 28-18-101-044-1037

Property Address: 6840 Ridge Point Drive, Unit 1A, Oak Forest, Illinois 60452

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

1082 23-11-04812



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,	of December, 2023	
TAMARA L. MEYER F/K/AS ATTOPNEY IN FACT	A TAMARA L. FRANTZEN,	asattenyungad for Patral Castens
STATE OF Florida)	VV (TEX.O COM) FOR

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that TAMARA L. MEYER FIT/A TAMARA L. FRANTZEN, 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 signed, cerled and delivered the said instrument, as his 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 4 day of Dec., 23

Notary Public

APRIL L. MCMANUS
MY COMMISSION # HH 207095
ETPIRES: December 13, 2025

PREPARED BY:

Berardi and Associates, LLC Attorney Mark M. Berardi 14919 Founders Crossing Homer Glen, Illinois 60491

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Exhibit "A" - Legal Description

UNIT 4-1A AND GARAGE UNIT G-4-1A IN RIDGE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:\LINE\LINE LOT 1 IN MURDEN MEADOWS, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE AL

ORTH, RAN.

PHICH SURVEY

RECORDED AS DOCU.

WITH ITS UNDIVIDED

COUNTY, ILLINOIS

ORTHORITATION

ORTHORITA NORTH 20 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 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 ODCUMENT NO. 98725017, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK