

# UNOFFICIAL COPY

Doc#. 2401228073 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/12/2024 12:02 PM Pg: 1 of 4

A01052024

## QUIT CLAIM DEED (COOK COUNTY, ILLINOIS)

**MAIL TO:**

AUDREY KIES TOKARZ  
14007 S. BELL RD., STE. 219  
HOMER GLEN, IL 60491

**NAME & ADDRESS OF TAXPAYER:**

LUIS MOLINA  
7100 W. 95<sup>TH</sup> ST. UNIT 209  
OAK LAWN, ILLINOIS 60453

Dec ID 20240101611724  
ST/CO Stamp 1-876-801-584

THIS SPACE FOR RECORDER'S USE ONLY

THE GRANTOR: LUIS MOLINA, DIVORCED AND NOT SINCE REMARRIED, AND MARIA MOLINA CODDINGTON MARRIED TO JAMES O. CODDINGTON  
OF THE VILLAGE OF OAK LAWN COUNTY OF COOK STATE OF ILLINOIS  
FOR AND IN CONSIDERATION OF TEN DOLLARS\*\*\*\*\*  
AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID.

CONVEYS AND QUIT CLAIMS TO: LUIS MOLINA, DIVORCED AND NOT SINCE REMARRIED  
(GRANTEE'S ADDRESS): 7100 W. 95<sup>TH</sup> STREET, UNIT 209, OAK LAWN, ILLINOIS 60453 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 STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

PERMANENT INDEX NUMBER: 24-06-301-045-1023  
PROPERTY ADDRESS: 7100 W. 95<sup>TH</sup> STREET, UNIT 209, OAK LAWN, ILLINOIS 60453

DATED THIS 5 DAY OF JANUARY, 2024.

Luis Molina  
LUIS MOLINA (GRANTOR)

Maria Molina Coddington  
MARIA MOLINA CODDINGTON (GRANTOR)

James O. Coddington  
JAMES O. CODDINGTON (GRANTOR)

THIS IS AN EXEMPT TRANSFER UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE REAL ESTATE TRANSFER ACT.

Luis Molina  
BUYER, SELLER OR REPRESENTATIVE

1/5/2024  
DATE

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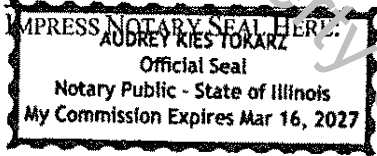
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT: LUIS MOLINA, DIVORCED AND NOT SINCE REMARRIED, 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, sealed 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 5 day of January 2024

My commission expires on: 3/16/27

*Audrey Kies Tokarz*  
Notary Public



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

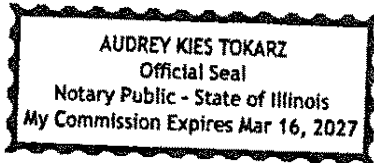
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT: MARIA MOLINA CODDINGTON MARRIED TO JAMES O. CODDINGTON, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 5 day of January 2024

My commission expires on: 3/16/27

*Audrey Kies Tokarz*  
Notary Public

IMPRESS NOTARY SEAL HERE:



This document was prepared by:

Audrey Kies Tokarz  
14007 S. Bell Road, Suite 219  
Homer Glen, Illinois 60491

REAL ESTATE TRANSFER TAX

11-Jan-202



COUNTY:	0.0
ILLINOIS:	0.0
TOTAL:	0.0

24-06-301-045-1023

|20240101611724 | 1-876-801-584

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 5, 2024

Signature: *Maria Maria Corleone*  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
before me this 5 day  
of January, 2024.



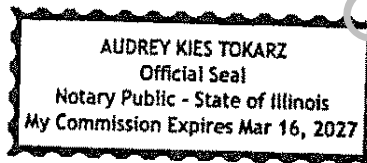
Notary Public: *Audrey Kies Tokarz*

The grantee or her agent affirms and verifies that the name of the grant shown on the deed or assignment of beneficial interest in a land trust in either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 5, 2024

Signature: *Lucy Miller*  
Grantee or Agent

SUBSCRIBED AND SWORN TO  
before me this 5 day  
of January, 2024.



Notary Public: *Audrey Kies Tokarz*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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LEGAL DESCRIPTION FOR 7100 W. 95<sup>th</sup> STREET, UNIT 209, OAK LAWN, ILLINOIS 60453

UNIT 209 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN CAGO DEVELOPMENT, 95<sup>TH</sup> STREET AND NOTTINGHAM AVENUE SUBDIVISION OF PART OF THE SOUTH WEST ¼ OF THE SOUTH WEST ¼ OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY THE FIRST NATIONAL BANK OF EVERGREEN PARK AS TRUSTEE UNDER TRUST NO. 2577 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22788882; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7100 W. 95<sup>TH</sup> STREET, UNIT 209, OAK LAWN, ILLINOIS 60453

PERMANENT INDEX NUMBER: 24-06-301-045-1023

PROPERTY OF Cook County Clerk's Office