

UNOFFICIAL COPY

Doc#: 2402441082 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 11:33 AM Pg: 1 of 2

WARRANTY DEED ILLINOIS STATUTORY INDIVIDUAL TO INDIVIDUAL

Dec ID 20240101612939
ST/CO Stamp 0-475-165-744 ST Tax \$413.00 CO Tax \$206.50

After recording, mail to:

Zachary Rustad
Roeser Tanner & Graham, LLC
2 N. Riverside Plaza, Ste.1850
Chicago, IL 60606

Name and Address of Taxpayer:

Colin Jerome Flynn
508 Hannah Ave.
Forest Park, IL 60130

C.T.I./W
24 CND 130082WC
102

THE GRANTORS, **Brian C. Hosty and Jill C. Hosty**, husband and wife, of DuPage County, IL, for and in consideration of TEN DOLLARS, and other good and valuable consideration, in hand paid, CONVEY and WARRANT to **Colin Jerome Flynn**, unmarried, of 7213 Flagg Creek Dr., LaGrange, Cook County, IL, as an individual, the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

LOT 24 IN BLOCK 5 IN THE RESUBDIVISION OF LOT 6 IN BLOCK 3, LOTS 6 AND 7 IN BLOCK 4, LOTS 1 AND 2 IN BLOCK 5 IN BLOCK 7 AND PART OF BLOCK 6 IN CARNEY'S ADDITION TO HARLEM BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PARCELS MARKED "A" AND "B" ON PLAT OF SAID SUBDIVISION) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 15-13-212-003-0000

Address of Real Estate: 508 Hannah Ave., Forest Park, IL 60130

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **10272**
1/24/24
Approved/Date

REAL ESTATE TRANSFER TAX

22-Jan-2024



COUNTY:	206.50
ILLINOIS:	413.00
TOTAL:	619.50

15-13-212-003-0000

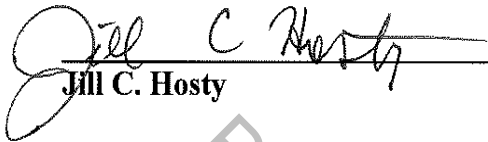
| 20240101612939 | 0-475-165-744

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Dated this 15th day of January 2024.



Brian C. Hosty

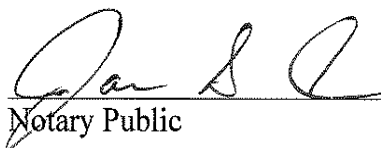


Jill C. Hosty

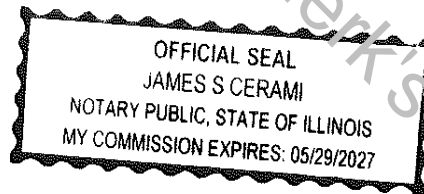
STATE OF ILLINOIS, COUNTY OF DUPAGE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Brian C. Hosty** and **Jill C. Hosty**, 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 official seal this 15th day of January 2024.



Notary Public



Prepared by:
Cerami Law Firm LLC
1S450 Summit Ave., Ste. 325
Oakbrook Terrace, IL 60181