UNOFFICIAL CO

Doc#. 2412424436 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/3/2024 2:03 PM Pg: 1 of 3

Dec ID 20240401690664 ST/Co Stamp 0-453-175-600 ST Tax \$790.00 CO Tax \$395.00

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

243328

MAIL TO:

Jason Riddell and Jenna Riddell 321 S. Cuyler Avk. Oak Park, 1L 60302

GRANTORS, Frank A. Jaeger and Nadia S. Jaeger, married to each other, of 321 S. Cuyler Ave., Oak Park, IL, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEL(S). Jason Riddell and Jenna Riddell, married each other. tenants as 1425 W. FILLMORE ST. APT 3 CHICAGO, IL 6007the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet one and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption 1 of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

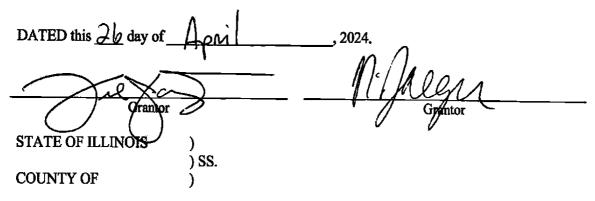
Permanent Index Number: 16-08-312-016-0000

Property Address: 321 S. Cuyler Avenue, Oak Park, IL 60302

PRAIRIE TITLE 6821 W. NORTH AVE. OAK PARK, IL 60302

REAL ESTATE TRANSFER TAX			03-May-2024
		COUNTY:	395.00
		ILLINQIS:	790.00
		TOTAL:	1,185.00
16-09-312-016-0000		20240401690664	0-453-175-600

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I the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this day of _______, 2024.

OFFICIAL SEAL
DANIEL CHASE GENTILE
Notary Public, State of filinois
Commission No. 907832
My Commission Expires January 31, 2021

This document prepared by:

Daniel Chase Gentile 1400 E. Touhy Ave., Suite 409 Des Plaines, IL 60018 Send facure tax bills to:

Jason Ride ell and Jenna Riddell
321 S. Cuyler Ave.
Oak Park, IL 60302

(SEAL)



56,321,010





ww.oak-park.us

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LEGAL DESCRIPTION

THE NORTH 44 FEET OF LOT 6 IN BLOCK 6 IN CLOSE'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1892 IN BOOK 52 OF PLATS, PAGE 37, AS DOCUMENT 1668566, IN COOK COUNTY, ILLINOIS.

Cook County Clark's Office COMMOVILY KNOWN AS: 321 S. Cuyler Avenue, Oak Park, IL 60302

PERMANENT NDEX NUMBER: 16-08-312-016-0000