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UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2414528216 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/24/2024 11:45 AM Pg: 1 of 2

Dec ID 20240501610289

ST/Co Stamp 1-640-830-256 ST Tax \$148.00 CO Tax \$74.00

THE GRANTOR

Daniel Griffiths, a married man, of the City of Batavia, County of Kane, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to Grantee, **Jacquelyn Garcia**, a single woman, of 10267 Huntington, Orland Park, IL 60462, the following described Real Estate situated in Cook County, Illinois, commonly known as 4321 Lindenwood Drive, #1W, Matteson, IL 60443, legally described as:

UNIT 1W-G 4321 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4315-21 LINDENWOOD DRIVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22753195, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2023 second installment and subsequent years.

Permanent Index Number (PIN): **31-22-206-015-1001**

Address of Real Estate: **4321 Lindenwood Drive, #1W, Matteson, IL 60443**

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

****This is not homestead property to Daniel Griffiths.**

REAL ESTATE TRANSFER TAX		24-May-2024
		COUNTY: 74.00
		ILLINOIS: 148.00
		TOTAL: 222.00
31-22-206-015-1001	20240501610289	1-640-830-256

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Dated this 2nd day of May, 2024

X (Daniel Griffiths) (SEAL)
Daniel Griffiths

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 Daniel Griffiths, a married man, personally known to me to be the same person whose name is subscribed in 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

Given under my hand and official seal, this 2nd day of May, 2024



Mary E Meyers
NOTARY PUBLIC

This instrument was prepared by:
Scott R. Wheaton
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, Illinois 60438

MAIL TO:

Jacquelyn Garcia
4321 Lindenwood Drive, #1W
Matteson, IL 60443

SEND SUBSEQUENT TAX BILLS TO:

Jacquelyn Garcia
4321 Lindenwood Drive, #1W
Matteson, IL 60443

Clerk of Cook County Clerk's Office