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Doc#: 2416324373 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/11/2024 12:00 PM Pg: 1 of 6

Doc ID 20240501607722

ST/Co Stamp 1-024-765-232 ST Tax \$179.00 CO Tax \$89.50

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RECORDING COVER PAGE

Fidelity National Title

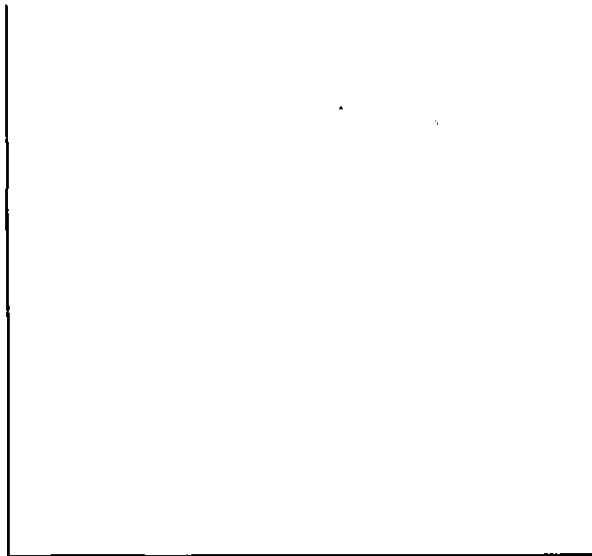
OC24007379

DOCUMENT: Warranty Deed

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WARRANTY DEED ILLINOIS STATUTORY

(Individuals to Individual)



(The Above Space for Recorder's Use Only)

THE GRANTORS, **Gloria Jean Fenels***, an unmarried woman, of City of Apple Valley, State of California, and **Angela Watkins***, a married woman, of the City of Victorville, State of California, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **James O'Sullivan, Divorced Man**, of **Oak Lawn, IL**, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 24-03-410-019-1010

Property Address: 4129 W. 93rd Pl., Unit 2W, Oak Lawn, IL 60453

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

***THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS**

Village of Oak Lawn Real Estate Transfer Tax \$500 06931

FIDELITY NATIONAL TITLE 0024007379

Village of Oak Lawn Real Estate Transfer Tax \$300 06129

Village of Oak Lawn Real Estate Transfer Tax \$25 06274

Village of Oak Lawn Real Estate Transfer Tax \$50 07699

Village of Oak Lawn Real Estate Transfer Tax \$20 04494

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CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Bernardino)

On May 18, 2024 before me, Nathalia Stedman Notary Public
Date Here Insert Name and Title of the Officer

Personally appeared Gloria Jean Echols and Angela Watkins
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/they~~ authorized capacity(ies), and that by his/~~her/they~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Warranty Deed Document Date 05/18/2024

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____
 Corporate Officer—Title(s)
 Partner Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other _____

Signer's Name _____
 Corporate Officer—Title(s)
 Partner Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other _____

Signer Is Representing _____

Signer Is Representing _____

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EXHIBIT A LEGAL DESCRIPTION

UNIT 4129-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4121-25-29 WEST 93RD PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 86106492, IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

11-Jun-2024



COUNTY:	89.50
ILLINOIS:	179.00
TOTAL:	268.50

24-03-410-019-1010

| 20240501607722 | 1-024-765-232

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