

# UNOFFICIAL COPY

Doc#: 2417814357 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/26/2024 12:55 PM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual**

Dec ID 20240601626876

ST/Co Stamp 1-531-331-376 ST Tax \$380.00 CO Tax \$190.00

2433575

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

THE GRANTOR(S), Mary W. Morgan n/k/a Mary Morgan Ryan, divorced and not since remarried, of the Village of Oak Park, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Courtney L. Luedke, an unmarried woman, having an address of 1723 W 18th Pl, Chicago, IL 60608, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: 16-17-309-004-0000

Property Address: 1008 S Cuyler Avenue, Oak Park, IL 60304

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Convents, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not due and payable at the time of closing.

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

**REAL ESTATE TRANSFER TAX**

26-Jun-2024



COUNTY:	190.00
ILLINOIS:	380.00
TOTAL:	570.00

16-17-309-004-0000

| 20240601626876 | 1-531-331-376

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IN WITNESS WHEREOF, Grantor(s) signed and sealed this WARRANTY DEED

Dated: June 24, 2024

*Mary W. Morgan n/k/a Mary Morgan Ryan*  
\_\_\_\_\_  
Mary W. Morgan n/k/a Mary Morgan  
Ryan

STATE OF ILLINOIS     )  
  )  
  )     SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary W. Morgan n/k/a Mary Morgan Ryan, 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/she signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth.

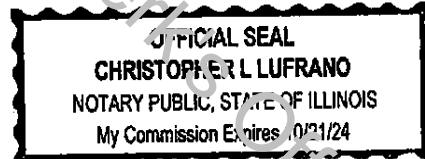
Given under my hand and notarial seal, this 24<sup>th</sup> day of June, 2024

*Christopher L. Lufrano*

\_\_\_\_\_  
Notary Public

My commission expires on 10/31/2024

This Document was prepared by:  
Lufrano Law, LLC - *Volanda Lufrano*  
818 Harrison Street, Ste. 210  
Oak Park, IL 60304



Send future tax bills to:  
Courtney L Luedke  
1008 S Cuyler Avenue,  
Oak Park, IL 60304

Upon recording return to:  
*Courtney L. Luedke*  
*1008 S Cuyler Avenue*  
*Oak Park, IL 60304*

**Real Estate Transfer Tax**

**\$3,040.00**




10560     www.oak-park.us

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## LEGAL DESCRIPTION

LOT 37 IN BLOCK 3 IN KENT'S SUBDIVISION IN BLOCKS 2 AND 3 IN GREENDALE, A SUBDIVISION OF THE NORTH 40 ACRES OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 EXCEPT THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-17-309-004-0000

Property Address: 1008 S Cuyler Avenue, Oak Park, IL 60304

Property of Cook County Clerk's Office