

600 NORTH AVE.  
OAK PARK, IL 60302

UNOFFICIAL COPY

**WARRANTY DEED**  
INDIVIDUAL TO INDIVIDUAL



12249450390

Doc#: 1224945039 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/05/2012 10:22 AM Pg: 1 of 3

MAIL TO:

BRUCE ABRAMS  
JOHANNA ABRAMS  
1519 PARK AVE  
RIVER FOREST, IL  
60305

GRANTOR(S), Denes M. Orban, a widower, of the City of River Forest, County of Cook, and State of Illinois, 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 GRANTEE(S), Bruce Abrams and Johanna Abrams, husband and wife, not as tenants in common nor as joint tenants with right of survivorship, but as tenants by the entirety, the 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 due 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.

1206-48627  
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 15-01-104-003-0000

15-01-104-005-0000

Property Address: 1519 Park Avenue, River Forest, IL 60305

DATED this 24 day of AUGUST, 20 12

Denes M. Orban

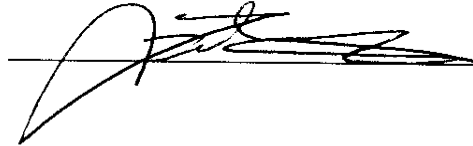
PRAIRIE  
TITLE

# UNOFFICIAL COPY

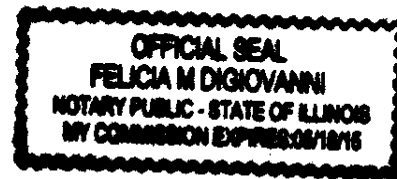
STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK\_ )

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 24 day of AUGUST, 20 12

 (SEAL)

VILLAGE OF RIVER FOREST  
 Real Estate Transfer Tax  
 Date 8/20/12 Amt Paid \$428.00





This document prepared by:

FELICIA M. DIGIOVANNI  
 SPINA, MCGUIRE & OKAL, P.C.  
 ELMWOOD PARK, IL. 60707  
 708-453-2800

Send future tax bills to:

Mr. & Mrs. Bruce Abrams  
 1519 Park Avenue  
 River Forest, IL 60305

| REAL ESTATE TRANSFER  |           | 09/05/2012 |
|---|-----------|------------|
|   | COOK      | \$214.00   |
|   | ILLINOIS: | \$428.00   |
|   | TOTAL:    | \$642.00   |
| 15-01-104-003-0000   20120801605539   7BGH DU   |           |            |

PRAIRIE  
 TITLE 

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## LEGAL DESCRIPTION

Lot 18 (except the South 30 feet thereof) and the South 40 feet of Lot 134 in Edwin E. Wood's Subdivision of that part of the East 1/2 of the North West 1/4 of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, lying North of the South 42 acres thereof (except the West 220.52 feet of that part lying North of a line 200 feet North of the North line of the South 60 acres of the East 1/2 of the North West 1/4 of said Section 1, in Cook County, Illinois.\*\*

PERMANENT INDEX NUMBER: 15-01-104-003-0000  
15-01-104-005-0000

COMMONLY KNOWN AS: 1519 PARK AVENUE, RIVER FOREST, IL 60305