

# UNOFFICIAL COPY

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1316822073

Heritage Title Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

Doc#: 1316822073 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/17/2013 03:00 PM Pg: 1 of 2

THE GRANTOR(S), Thomas M. Kenny and Kimberly Kenny, divorced individuals, of the City of River Forest, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Michael Lubawy and Alexis Chmell, husband and wife, of 846 Washington Blvd #2, Oak Park, Illinois 60302, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, as tenants by the entities, to wit:

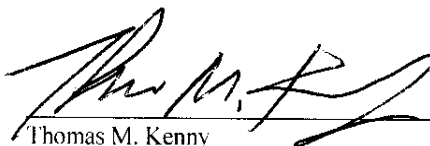
LOT 8 IN BLOCK 6 IN E.S. CONWAY'S RESUBDIVISION OF RANSON'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

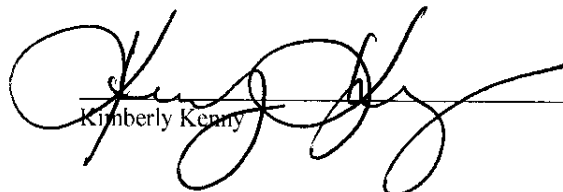
**SUBJECT TO:** general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of Illinois.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price, until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Permanent Real Estate Index Number(s): 15-12-316-010-0000  
Address(es) of Real Estate: 121 Franklin Avenue, River Forest, Illinois, 60305

Dated this 29<sup>th</sup> day of APRIL [Month], 2013 [Year]

  
Thomas M. Kenny

  
Kimberly Kenny

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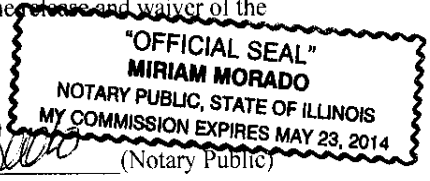
STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Thomas M. Kenny**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this date: APRIL 29, 2013

(SEAL)

*Miriam Morado*  
\_\_\_\_\_  
(Notary Public)



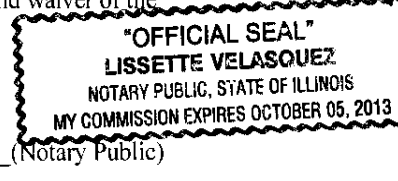
STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Kimberly Kenny**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this date: APRIL 30, 2013

(SEAL)

*Lissette Velasquez*  
\_\_\_\_\_  
(Notary Public)





**Prepared By:** Marie Clear  
418-2 Cromwell Circle  
Bartlett, Illinois 60103

**Mail To:**  
Joseph M. Dorak  
14 Riverside Rd. Suite 5  
Riverside, IL 60546

VILLAGE OF RIVER FOREST  
 Real Estate Transfer Tax  
Date 5/30/13 Amt Paid 280.00

**Name & Address of Taxpayer:**  
Michael Lubawy and Alexis Chmell  
121 Franklin  
River Forest, IL 60305

REAL ESTATE TRANSFER		06/17/2013
	COOK	\$140.00
	ILLINOIS:	\$280.00
TOTAL:		\$420.00

15-12-316-010-0000 | 20130501608600 | L054PS