

UNOFFICIAL COPY



WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

Doc# 1729618082 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2017 02:17 PM PG: 1 OF 2

478644
The Grantor(s), **WILLIAM F. MUSTER** and **CAITLIN MUSTER**, husband and wife, of the City of Park Ridge, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, **CONVEY** and **WARRANT** to **RYAN FLEMING** and **OLIVIA FLEMING**, husband and wife, of the Liberty Township, State of Ohio, Not in Tenancy in Common, Not as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 96 (EXCEPT THE SOUTH 1/2 THEREOF) AND LOT 97 IN THE THIRD ADDITION TO GRENNAN HEIGHTS, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CENTER LINE OF MILWAUKEE ROAD, AND NORTH OF A STRAIGHT LINE, DRAWN FROM A POINT ON THE WEST LINE OF SAID SECTION, WHICH IS 826.16 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, TO A POINT ON THE CENTER LINE OF MILWAUKEE ROAD, WHICH IS 989.85 FEET NORTHWESTERLY (MEASURED ALONG SAID CENTER LINE) FROM THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE SOUTH LINE OF SAID SECTION 24, IN COOK COUNTY, ILLINOIS.

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 subject to covenants, conditions and restrictions of record and to General Taxes for 2017 and subsequent years.

Permanent Real Estate Index Number(s): 09-24-312-034-0000

Property Address: 8137 N. Ozanam Avenue
Niles, IL 60714

Dated this 20 day of October, 2017.

WILLIAM F. MUSTER

CAITLIN MUSTER

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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

WILLIAM F. MUSTER and CAITLIN MUSTER

Personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20 day of October 2017.

My commission expires the 31 day of July, 2018

Notary Public



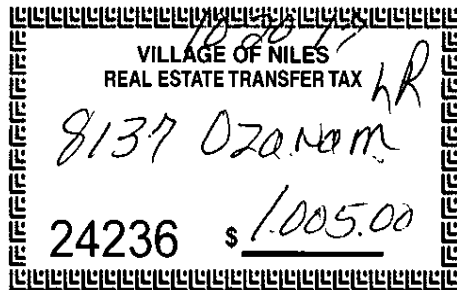
This instrument was prepared by the Law Offices Of Garrido & Stoppa, P.C., 5310 N. Harlem, Suite 210, Chicago, Illinois 60656.

MAIL TO:

Julia S. Bruce
Attorney at Law
5923 N. Keating
Chicago, IL 60646

SEND SUBSEQUENT TAX BILLS TO:

Ryan & Olivia Fleming
8137 N. Ozanam Avenue
Niles, IL 60714



REAL ESTATE TRANSFER TAX		23-Oct-2017
COUNTY:		167.50
ILLINOIS:		335.00
TOTAL:		502.50
09-24-312-034-0000		20170901628388 0-554-876-960