

UNOFFICIAL COPY



WARRANTY DEED  
Statutory (Illinois)  
Individual

FIRST AMERICAN TITLE  
FILE # 2902923

Doc# 1805941083 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/20/2018 11:49 AM PG: 1 OF 2

THE GRANTOR(S), Brian J Riordan, married to Ellen Mary Goldrick, of the County of Cook and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY and WARRANT to Joseph Kratochvil, Jr., the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

SEE ATTACHED

ADDRESS OF PROPERTY: 2322 Kensington Ave, Westchester, IL 60154

PROPERTY INDEX NUMBER: 15-29-216-017-0000

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED February 19, 2018.

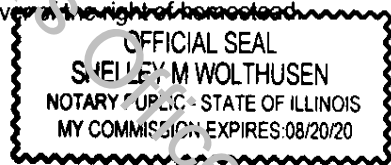
Brian J Riordan  
Brian J Riordan

Ellen Mary Goldrick  
Ellen Mary Goldrick

STATE OF ILLINOIS, COUNTY OF : SS

The undersigned, a Notary Public in State aforesaid, DO HEREBY CERTIFY that Brian J Riordan and Ellen Mary Goldrick, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead. Given under my hand and official seal this February 19, 2018.

SHELLEY M. WOLTHUSEN  
Notary Public



THIS INSTRUMENT PREPARED BY: Tracey A Rapp, 552 S Elizabeth St, Lombard, IL 60148

MAIL TO:

TRANSFER STAMP

MAIL SUBSEQUENT TAX BILLS TO:

Grantees address

JOSEPH KRATOCHVIL, JR.  
2322 KENSINGTON AVE  
WESTCHESTER, IL 60154

Certification of Compliance  
Village of Westchester, Illinois

Joseph Kratochvil, Jr.  
2322 Kensington Ave  
Westchester, IL 60154

MAF 2-20-18

REAL ESTATE TRANSFER TAX		22-Feb-2018	
COUNTY:	119.50	ILLINOIS:	239.00
TOTAL:		358.50	
15-29-216-017-0000		20180201603562   1-708-907-552	

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INT

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## LEGAL DESCRIPTION

Legal Description: LOT 61 IN HINTZE'S ADDITION TO WESTCHESTER BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-29-216-017-0000 VOL. 173

Property Address: 2322 Kensington Ave, Westchester, Illinois 60154

Property of Cook County Clerk's Office