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Doc#: 1819457038 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/13/2018 10:34 AM Pg: 1 of 2

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Dec ID 20180701621901
ST/CO Stamp 0-978-524-960 ST Tax \$475.00 CO Tax \$237.50

1820723①

MAIL TO:

Jonathan Groll
830 North Blvd., Ste. A
Oak Park, IL 60301

1820723

GRANTORS, Donald F. Biggins and Anna L. Biggins, 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), Mary C. Finneran and Ryan L Bloecker, 1044 Susan Collins Lane, Oak Park, Illinois, the following described real estate situated in the County of Cook, State of Illinois to-wit:

*husband + wife

THE NORTH 1/2 OF LOT 1 IN BLOCK 5 IN GALE AND BLOCK'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 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.

COMMONLY KNOWN AS: 7925 Washington Blvd, River Forest, IL 60305

PERMANENT INDEX NUMBER: 15-12-312-001-0000

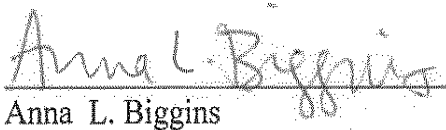
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises not in tenancy in common, and not in joint tenancy, but in TENANCY BY THE ENTIRETY forever.

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.

DATED this 12TH day of July, 2018.

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


Donald F. Biggins


Anna L. Biggins

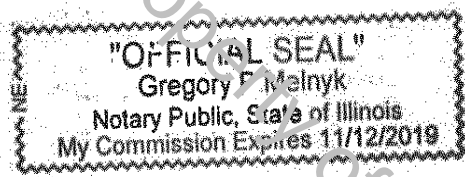
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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named persons 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 herein set forth.

Given under my hand and official seal this 12TH day of July, 2018.



Gregory F. Melnyk

 (SEAL)

VILLAGE OF RIVER FOREST
 Real Estate Transfer Tax
 Date: 7/11/18 Amt Paid: \$475.00

This document prepared by:
 Gregory Melnyk
 1011 Lake Street, Suite 435
 Oak Park, IL 60301
 708-386-8599

Send future tax bills to:
 Mary Catherine Finneran & Ryan L Bloecker
 7925 Washington Blvd.
 River Forest, IL 60305

REAL ESTATE TRANSFER TAX		13-Jul-2018
COUNTY:		237.50
ILLINOIS:		475.00
TOTAL:		712.50
15-12-312-001-0000	2018 701621901	0-978-524-960

Property of Cook County Clerk's Office