

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

# 2965412

WARRANTY DEED  
JOINT TENANCY

MAIL TO: Karen Lanners  
~~Anthony E. Nicpon~~ 6815 N. Milwaukee  
~~239 E Randolph Street~~ Unit 702  
~~Chicago, Illinois 60601~~ Niles, IL 60714

Doc# 1912612002 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/06/2019 10:16 AM Pg: 1 of 2

Dec ID 20190401649134  
ST/CO Stamp 0-859-498-400 ST Tax \$95.00 CO Tax \$47.50

NAME & ADDRESS OF TAXPAYER:  
Karen Lanners  
7210 Oak Avenue, 3SW  
River Forest, Illinois 60305

GRANTOR(S), Richard C. Lin, divorced and not since re-married of Roselle, Illinois, and Nina Y. Chan, divorced and not since re-married, of URBANA, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Karen Lanners and Tyler J. Plebaniak-Lanners, of 6815 N Milwaukee Avenue, Unit 702, Niles, Cook County, Illinois, not as TENANTS IN COMMON but as JOINT TENANTS, the following described real estate:

UNIT 7210-3-"SW" IN RIVER FOREST GARDEN APARTMENTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, 4, 5, AND 6 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1910 AS DOCUMENT 4663334, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25502991, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 15-12-205-024-1083

Property Address: 7210 Oak Avenue, 3SW, River Forest, Illinois 60305

SUBJECT TO: (1) General real estate taxes for the year 2018 and subsequent years. (2) Covenants, conditions and restrictions of record. GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To HAVE AND TO HOLD said premises not as TENANTS IN COMMON but as JOINT TENANTS.

DATED this 17 day of April, 2019.

Richard C. Lin  
Richard C. Lin

Nina Y. Chan  
Nina Y. Chan

VILLAGE OF RIVER FOREST



Real Estate Transfer Tax

Date 4.24.19 Amt Paid \$95.00

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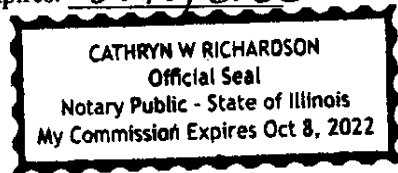
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Richard C. Lin**, 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 the said instrument as his/her/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 notary seal, this 17<sup>th</sup> day of April, 2019.

Cathryn W. Richardson  
Notary Public

My commission expires: Oct 8, 2022



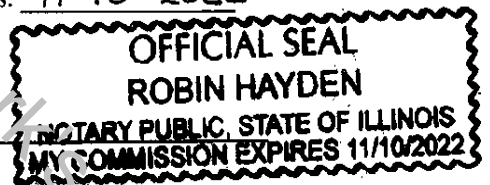
STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Nina Y. Chan**, 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 the said instrument as his/her/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 notary seal, this 20<sup>th</sup> day of April, 2019.

Robin Hayden  
Notary Public

My commission expires: 11-10-2022



COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph \_\_\_ Section 4,  
Real Estate Transfer Act  
Date: \_\_\_\_\_

Prepared By:  
Steven G. Evans  
1627 Colonial Parkway  
Palatine, Illinois 60067

Signature: \_\_\_\_\_