

UNOFFICIAL COPY

WARRANTY DEED

FIRST AMERICAN TITLE
FILE # 2962541

(1 of 2)



Doc# 1912742040 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/07/2019 12:00 PM PG: 1 OF 2

THE GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid, DO HEREBY CONVEY and WARRANT to,

JOSHUA S. PHILP and ~~AJRA HANLEY~~, married to one another, of Elmwood Park, Illinois, as Tenants in the Entirety, the following described Real Estate situated in the County of McHenry, in the State of Illinois, subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and public easements, so long as same are not violated at the time of closing and/or do not underlie the improvements to the property and neither a forfeiture nor a reversion shall result from such a violation and they do not interfere with the use and enjoyment of the property or affect its value as a single family residence:

*IDA PLOFSKY as Trustee of the Ida Plofsky Trust agreement dated 11/5/07
Legal description:

THE NORTH 60 FEET OF LOT 34 OF FOWLER BRUNER AND BODINE'S SUBDIVISION OF 13 1/2 ACRES IN THE NORTH EAST QUARTER OF SECTION 11, AND THE WEST 26 1/2 ACRES OF THE NORTH WEST QUARTER OF SECTION 12, LYING NORTH OF LAKE STREET IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 611 THATCHER AVENUE, RIVER FOREST, IL 60305
P.I.N: 15-11-209-006-0000

HEREBY waiving and releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 11th day of April, 2019.

Ida Plofsky

Ida Plofsky as Trustee of the Ida Plofsky Trust, as Trustee under the provisions of a trust agreement dated November 5, 2007

VILLAGE OF RIVER FOREST



Real Estate Transfer Tax

Date 4/24/19 Amt Paid \$21.00

REAL ESTATE TRANSFER TAX

01-May-2019



COUNTY: 310.50

ILLINOIS: 621.00

TOTAL: 931.50

15-11-209-006-0000

| 20190401640640 | 0-088-680-352

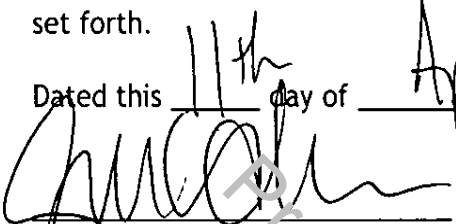
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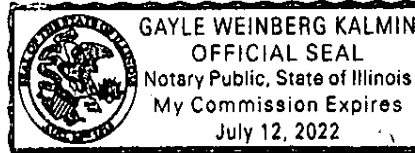
STATE OF ILLINOIS)
)SS
COUNTY OF McHENRY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ida Plofsky, 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 the they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Dated this 11th day of April, 2019.



Notary Public



This instrument was prepared by:
Gayle Weinberg Kalmin, 100 North LaSalle Street, Suite #2400, Chicago, IL 60602

Mail to:

JOSHUA PHELPS, 611 THATCHER, MERRILL FOREST IL 60305

Send subsequent tax bills to:

JOSHUA PHELPS 611 THATCHER MERRILL FOREST IL 60305

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