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Doc#: 1923817049 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/26/2019 11:02 AM Pg: 1 of 3

Dec ID 20190801666025
ST/CO Stamp 1-049-940-576 ST Tax \$320.00 CO Tax \$160.00
City Stamp 1-165-070-944 City Tax: \$3,360.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Michael A. Kanarowski and Judy D.
Kanarowski
7412 North Oleander Avenue
Chicago, IL 60631

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael A. Kanarowski and Judy D. Kanarowski, husband and wife for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Joseph R. Ward and Jessica M. Rapey-Ward, husband and wife as Tenants by the entirety of Chicago, IL, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 09-25-409-051-0000

Property Address: 7412 North Oleander Avenue, Chicago, IL 60631

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, SUBJECT TO Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 15th day of AUGUST 2019.


Michael A. Kanarowski


Judy D. Kanarowski

REAL ESTATE TRANSFER TAX 22-Aug-2019



CHICAGO: 2,400.00
CTA: 960.00
TOTAL: 3,360.00 *

09-25-409-051-0000 | 20190801666025 | 1-165-070-944

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX 22-Aug-2019



COUNTY: 160.00
ILLINOIS: 320.00
TOTAL: 480.00

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Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

BW1904695 - 1082

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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, CERTIFY THAT Michael A. Kanarowski and Judy D. Kanarowski 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 in the instrument as 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 notarial seal, this 15th day of August, 2019.

Janet O'Malley

Notary Public



THIS INSTRUMENT PREPARED BY
Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

Heidi Coleman

*7301 N. Lincoln #140
Lincolnwood, IL
60712*

SEND SUBSEQUENT TAX BILLS TO:

Joseph R. Ward
7412 North Cleaver Avenue
Chicago, IL 60631

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**EXHIBIT A
LEGAL DESCRIPTION**

THE SOUTH 1/2 OF LOT 15 AND ALL OF LOT 16 IN BLOCK 33 IN HULBERT'S
MILWAUKEE
AVENUE SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25,
TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK
COUNTY, ILLINOIS.

Property of Cook County Clerk's Office