

UNOFFICIAL COPY

WARRANTY DEED (Illinois)

Doc#: 1929406017 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/21/2019 09:53 AM Pg: 1 of 2

Dec ID 20191001614593
ST/CO Stamp 0-626-339-424 ST Tax \$791.50 CO Tax \$395.75

PREPARED BY:

Pearl A. Zager, Esq.
Vedder Price P.C.
222 N. LaSalle Street, Suite 2500
Chicago, IL 60601-1003

AFTER RECORDING MAIL TO:

Hope F. Geldes
Geldes Law Ltd.
1922 Home Ave.
Berwyn, IL 60402

SEND SUBSEQUENT TAX BILLS TO:

Ryan Abrams
321 South Euclid Ave.
Oak Park, IL 60302

THE GRANTORS, Dan Zager and Pearl A. Zager, husband and wife, having an address of 321 South Euclid Avenue, Oak Park, Illinois 60302, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid CONVEY and WARRANT to THE GRANTEES **Ryan Abrams and Edmee Abrams**, husband and wife, having an address of 2015 Van Hise Avenue, Madison, Wisconsin 63726, as tenants by the entirety, and not as joint tenants, all interest of the Grantors in and to the following described parcel of real estate situated in the County of Cook, State of Illinois, to wit:

LOT 6 IN GOODWILLIE'S SUBDIVISION OF BLOCK 3 IN OGDEN AND JONES' SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-07-412-021-0000

Address of Real Estate: 321 South Euclid Avenue, Oak Park, Illinois 60302

Subject only to the following, if any: general real estate taxes not yet due and payable; encroachment of the concrete walk onto the adjacent parcel on the north side of the property; matters caused by, through, or under Grantees.

(Signature Page Follows)

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19015385NC 1 of 2

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(Signature Page to Warranty Deed)

IN WITNESS WHEREOF, the Grantors have set their hands and seals this 8th day of October, 2019.



Name: Dan Zager




Name: Pearl A. Zager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



The undersigned, a Notary Public in and for said County and State aforesaid, DOES HEREBY CERTIFY that Dan Zager and Pearl A. Zager, 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 and delivered said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8th day of October, 2019.




Notary Public
My commission expires: 2-1-2020




REAL ESTATE TRANSFER TAX		16-Oct-2019	
	COUNTY:		395.75
	ILLINOIS:		791.50
	TOTAL:		1,187.25
16-07-412-021-0000		20191001614593 0-626-339-424	

Real Estate Transfer Tax

\$6,336.00¢




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