

UNOFFICIAL COPY

Doc# 1932355047 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/19/2019 09:11 AM Pg: 1 of 3

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

1923693 ①

Dec ID 20191001623503
ST/CO Stamp 1-636-714-848 ST Tax \$493.50 CO Tax \$246.75

MAIL TO:
Jonathan D. Groll
830 North Blvd., #A
Oak Park, IL 60301

GRANTORS, **John M. Kennelly** and **JoAnne T. Kennelly**, of the Village 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), **David R. Beese** and **Nancy J. Beese**, husband and wife as tenants by the entirety, the following described real estate situated in the County of Cook, State of Illinois to-wit:

PRAIRIE TITLE
6024 W. NORTH AVE.
OAK PARK, IL 60302

SEE ATTACHED FOR LEGAL DESCRIPTION

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, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

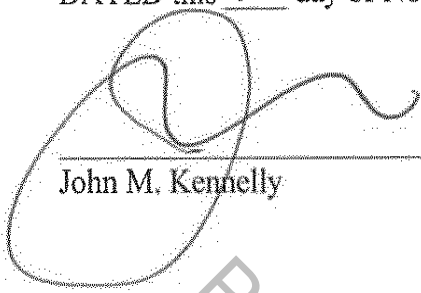
Permanent Index Number: 15-01-313-018-0000

Property Address: 936 Forest Avenue, River Forest, IL 60305


SIGNATURE PAGE TO FOLLOW

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DATED this 12 day of November, 2019.





John M. Kennelly



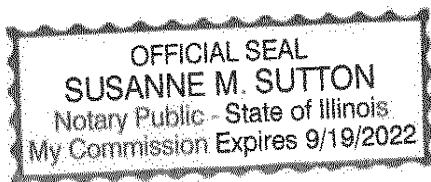
JoAnne T. Kennelly

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		15-Nov-2019	
		COUNTY:	246.75
		ILLINOIS:	493.50
		TOTAL:	740.25
15-01-313-018-0000		20191001623503 1-836-714-848	

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 10th day of November, 2019.





(SEAL)

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 11-11-19 Amt Paid \$494.00

This document prepared by:
Felicia M. DiGiovanni
Spina, McGuire & Okal, P.C.
7610 W. North Avenue
Elmwood Park, IL 60707
(708) 453-2800

Send future tax bills to:
David R. Beese & Nancy J. Beese
936 Forest Avenue
River Forest, IL 60305



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LEGAL DESCRIPTION

LOT 25 (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE 18 FEET SOUTH OF AND PARALLEL TO AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT AND EASTERLY OF A LINE 7 FEET EASTERLY OF AND PARALLEL TO THE WESTERLY LINE OF SAID LOT AND MEASURED ALONG THE NORTH LINE AND SOUTH LINE OF THE NORTH 18 FEET OF SAID LOT) ALSO THE WESTERLY 7 FEET (AS MEASURED ALONG THE NORTH AND SOUTH LINES) OF LOT 26 IN SKILLING'S SUBDIVISION OF BLOCK 11 IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST, IN THE WEST 1/2 OF THE SOUTH 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 936 Forest Avenue, River Forest, IL 60305

PERMANENT INDEX NUMBER: 15-01-313-018-0000

Property of Cook County Clerk's Office