

UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # 3014750

Doc#. 2009121040 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/31/2020 10:05 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Mail To:

John Mantas Esq
1300 W Higgins Rd Suite 209
Park Ridge IL 60068

Name & Address of Taxpayer:

Dermot Murphy and Tristan Hedrick
910 Bonnie Brae Place
River Forest, IL, 60305

Dec ID 20200201618154
ST/CO Stamp 1-183-490-272 ST Tax \$1,500.00 CO Tax \$750.00

THE GRANTOR(S) Mike Ambrose, married to Terra Frederick*, of 5924 Springside Ave., Downers Grove, IL 60516, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Dermot Murphy and Tristan Hedrick, husband and wife of Hinsdale, ILLINOIS

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

- Individually
 as Tenants in Common
 as Joint Tenants
 not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is in Hinsdale, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; 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.

Permanent Real Estate Index Number: 15-01-411-017-0000

Address of Real Estate: 910 Bonnie Brae Place, River Forest, IL, 60305

VILLAGE OF RIVER FOREST




Real Estate Transfer Tax

Date 3-02-20 Amt Paid \$1500.00

*This Is Not A Homestead Property

UNOFFICIAL COPY

Dated this 19th day of FEBRUARY, 20 20.

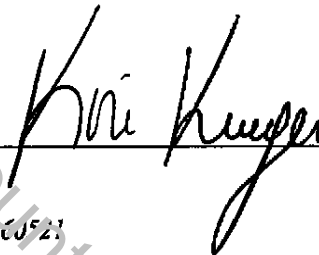

Mike Ambrose

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mike Ambrose, 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 official seal, this 19th day of Feb., 20 20.



 (Notary Public)

Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

PROPERTY OF COOK COUNTY Clerk's Office

UNOFFICIAL COPY

Exhibit A

THE SOUTH 80 FEET OF LOT 12 IN BLOCK 10 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16, IN BOGUE'S ADDITION TO OAK PARK BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office