

# UNOFFICIAL COPY

2025263 ①

**Warranty Deed  
Statutory (ILLINOIS)  
(Individual to Individual)**

Doc#: 2016807195 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/16/2020 11:20 AM Pg: 1 of 3

Dec ID 20200401671227  
ST/CO Stamp 1-648-717-024

**MAIL TO:**

Ares G. Dalianis Franczek P.C.  
Ares G. Dalianis  
300 S. Wacker Drive, Suite 3400,  
Chicago, IL 60606

**MAIL TAX BILLS TO:**

Board of Education of North Palos  
School District No. 117  
7825 W. 103rd Street,  
Palos Hills, IL 60465

**THE GRANTOR, Kevin Lynch, a married man\*** of 9642 S. 78th Court, Hickory Hills, IL 60457 of the County of Cook, for and in consideration of TEN AND 00/100 DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to

**Board of Education of North Palos School District No. 117, of 7825 W. 103rd Street, Palos Hills, IL 60465**

a corporation organized and existing under and by virtue of the laws of the State of IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

TRACT G AND THE NORTH 1/2 OF TRACT H IN FREDERICK H. BARTLETT'S 95TH STREET HOMESTEADS, BEING A SUBDIVISION OF LOT 6 IN FELIX CODY'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT A STRIP OF LAND 52 IN WIDTH THEREOF DEEDED TO WILLIAM H. RAIN, RECORDED MAY 15, 1891 IN BOOK 3439, PAGE 389, AS DOCUMENT 1469139), IN COOK COUNTY, ILLINOIS

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, Document No.(s); and to General Taxes for 2019 and subsequent years.

Permanent Index Number (PIN): 23-12-100-010-0000 and 23-12-100-027-0000



Address of Real Estate: 9642 S. 78th Court, Hickory Hills, IL 60457

\*THIS PROPERTY IS NOT HOMESTEAD PROPERTY\*

**PRAIRIE TITLE**  
6821 W. NORTH AVE.  
OAK PARK, IL 60302


EXEMPT UNDER ILLINOIS REAL ESTATE TRANSFER TAX ACT 35ILCS200/32-45 (b).

Dated: 5/7/2020 Signature: *Carolyn B. Kasper - attorney in fact*

<b>REAL ESTATE TRANSFER TAX</b>		19-May-2020
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00
23-12-100-010-0000	20200401671227	1-648-717-024

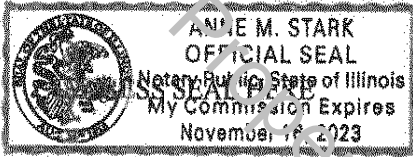
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DATE: 5/6/2020

  
Kevin Lynch

State of Illinois )  
                          )ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Lynch, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 date: May 6, 2020

Commission expires 11-16-2023  
  
(Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465

ANNE M. STARK  
County Clerk's Office

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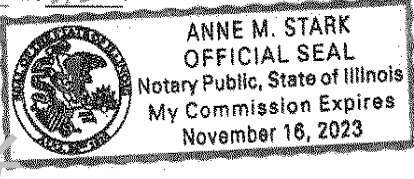
## STATEMENT BY GRANTOR AND GRANTEE

The grantor of his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: May 7, 2020. Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor  
this 7<sup>th</sup> day of May, 2020.

[Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 7, 2020. Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee  
this 7<sup>th</sup> day of May, 2020.

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a sales statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses.