

# UNOFFICIAL COPY

Doc#. 2019610120 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/14/2020 03:21 PM Pg: 1 of 2

## WARRANTY DEED

Name and address of Grantee (and  
send future tax bills to):

X Kevin Kranz  
121 Thatcher Ave  
River Forest, IL 60305

This deed was prepared by  
Barbara B. Goodman  
Attorney at Law  
555 Skokie Boulevard, Suite 250  
Northbrook, Illinois 60062  
847-317-0282

Dec ID 20200501683597  
ST/CO Stamp 0-413-793-504 ST Tax \$745.00 CO Tax \$372.50

After recording, please mail to:

X Kevin Kranz  
121 Thatcher Ave  
River Forest, IL 60305

The Grantor, **JULIE A. MENACHO NKA JULIE ARMSTRONG MARRIED TO CRAIG MOHAN**, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, convey and warrant to Grantees to **KEVIN KRANZ AND STEPHANIE KRANZ, husband and wife**, as tenants by the entirety, of \_\_\_\_\_, the Real Estate described in the attached Exhibit A, situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

THE SOUTH 55 FEET OF THE NORTH 78 FEET OF LOT 9 IN BLOCK 1 IN EDWARD C. WALLER'S ADDITION TO RIVER FOREST, IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Subject to:** general real estate taxes not due and payable at the time of closing, covenants, conditions, 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 Real Estate.

Property address: 121 Thatcher Avenue, River Forest, IL 60305

Permanent real estate index number: 15-11-403-007-0000

20ST01112NB

Dated:

June 1, 2020

Chicago Title

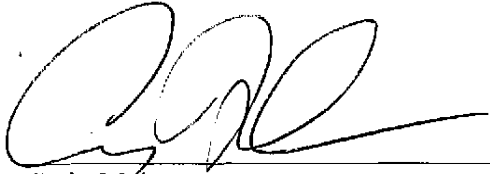
VILLAGE OF RIVER FOREST

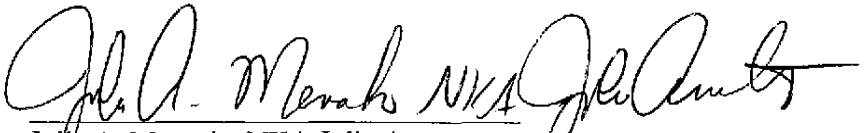


Real Estate Transfer Tax

Date 6/5/20 Amt Paid 745.00

# UNOFFICIAL COPY

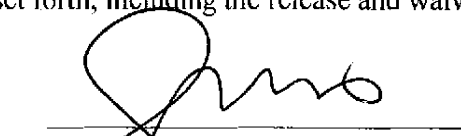
  
Craig Mohan

  
Julie A. Menacho NKA Julie Armstrong



STATE OF ILLINOIS        )  
  ) ss  
COUNTY OF Cook        )

I am a notary public for the County and State above. I certify that **JULIE A. MENACHO NKA JULIE ARMSTRONG AND CRAIG MOHAN** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as they appeared before me on the date below and acknowledged that they signed and delivered 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.

Dated: June 1, 2020

  
\_\_\_\_\_  
Notary Public



REAL ESTATE TRANSFER TAX		05-Jun-2021
	COUNTY:	372.50
	ILLINOIS:	745.00
	TOTAL:	1,117.50

15-11-403-007-0000 | 20200501683597 | 0-413-793-504

Property of Cook County Clerk's Office