

UNOFFICIAL COPY

Doc#: 2023820226 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/25/2020 03:38 PM Pg: 1 of 2

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

2025952 ①

Dec ID 20200701622708
ST/CO Stamp 0-784-402-144 ST Tax \$473.00 CO Tax \$236.50

MAIL TO:

Mr. Scott Rogoff
Attorney at Law
2720 S. River Road
Suite #150140
Des Plaines, IL 60018

THE GRANTORS, Bradley K. Vestal and Margaret J. Czerwionka, husband and wife, and Anne Gallagher, a single woman, all of the Village of Oak Park, 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), Elizabeth L. Franken, as trustee of the Elizabeth L. Franken Trust dated September 21, 2009, of 225B Washington Blvd, #2, Oak Park, IL the following described real estate situated in the County of Cook, State of Illinois to-wit:

LOT 13 AND THE NORTH 1/2 OF LOT 14 IN BLOCK 3 IN KAUFMAN AND STEPHENS ADDITION TO OAK PARK A SUBDIVISION OF THE WEST 1/2 OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 661 FEET, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1125 Wenonah Ave. , Oak Park, IL 60304

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

PERMANENT INDEX NUMBER: 16-18-317-025-0000


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.

Signature page to follow

UNOFFICIAL COPY

DATED this 7 day of July, 2020



Bradley K. Vestal



Margaret J. Czerwionka

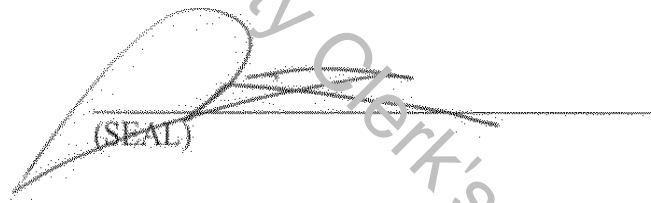
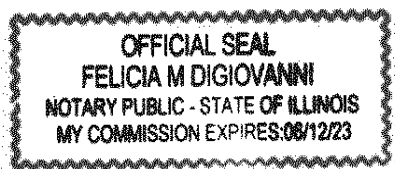


Anne Gallagher

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 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 7th day of July, 2020.



This document prepared by:
Spina McGuire & Okal, P.C.
7610 West North Avenue
Elmwood Park, IL 60707
708-453-2800

Send future tax bills to:
Elizabeth Franken
1125 Wenonah Avenue
Oak Park, IL 60302

Real Estate Transfer Tax
\$3,784.00

5548

REAL ESTATE TRANSFER TAX		14-Jul-2020
COUNTY:	236.50	
ILLINOIS:	473.00	
TOTAL:	709.50	
16-18-317-025-0000 20200701622708 0-784-402-144		

