

UNOFFICIAL COPY

This instrument was prepared by:
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Wheaton, Illinois 60189



Doc# 2101217143 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2021 12:50 PM PG: 1 OF 2

After recording, return to:
Thomas J. Anselmo
Diaz Anselmo Lindberg, LLC.
1771 West Diehl Road, Suite 105
Naperville, IL 60563

Send Subsequent Tax Bills to:
Cynthia O'Neill
3967 Western Ave.
Western Springs, IL 60558

20 HST 10797

WARRANTY DEED

(Individual)

THE GRANTORS, George P. Graves and his wife Shirley J. Graves as Trustees under the George P. Graves and Shirley J. Graves Family Trust f/k/a the George P. and Shirley J. Graves Joint Tenancy Trust Dated May 27, 2005 as Secondly Amended and Restated on the 20th day of April, 2020 for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS and WARRANTS to Cynthia O'Neill a single woman, all interest in the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO

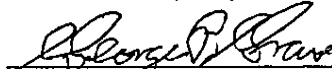
Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions or record; party wall rights and agreements, if any; and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

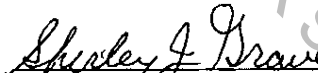
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 18-06-112-022-0000

Address of Real Estate: 3967 Western Avenue, Western Springs, IL 60558

Dated this 8th day of December, 2020.

 (SEAL)
George P. Graves

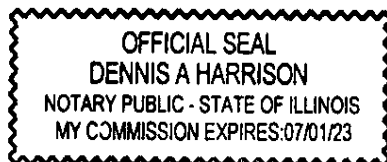
 (SEAL)
Shirley J. Graves

STATE OF ILLINOIS)
) ss.
COUNTY OF DuPage)

I, the undersigned, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that George P. Graves and Shirley J. Graves personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal
this 8th day of December, 2020.
Notary Public


Notary Public



1 of 2

S Y
P 2
S 4-1
M _____
SC _____
E _____
INT R

2

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EXHIBIT A

The Land referred to in this Commitment is described as follows:

LOT 13 (EXCEPT THE SOUTH 5 FEET THEREOF) AND THE SOUTH 8 FEET OF LOT 14 IN BLOCK 6 IN J.C. CALDWELL'S SUBDIVISION OF C.C. LAY'S ADDITION TO WESTERN SPRINGS IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 3167 Western Avenue, Western Springs, IL 60558
PIN # 18-06-112-022-0000

REAL ESTATE TRANSFER TAX		07-Jan-2021
		COUNTY: 231.25
		ILLINOIS: 462.50
		TOTAL: 693.75
18-06-112-022-0000		20201201683286 0-915-185-680

Property of Cook County Clerk's Office