



2110319039D

416194076 01 2/3

Doc# 2110319039 Fee \$88.00

WARRANTY DEED

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2021 01:26 PM PG: 1 OF 9

05 of

THIS AGREEMENT, made this 20th day of January, 2021, between Anne E. Kasovic, a divorced woman not since remarried, of Park Ridge, Illinois, Peter P. Walsh, a married man, of Chicago, Illinois, Catherine M. Brocksmith, a married woman, of New Berlin, Wisconsin, Theresa S. Sajnaj, a divorced woman not since remarried, of Park Ridge, Illinois, Michael J. Walsh, a married man, of Lisle, Illinois, Mora M. Fergus, a married woman, of Sugar Grove, Grove, Illinois, Gerald C. Walsh, a single man, of Lake Villa, Illinois, and Siobhan J. Michelotti, a married woman, of Libertyville, Illinois, the heirs at law of Julia Walsh, deceased, of Chicago, Illinois, party of the first part, and Jeffrey L. Coon and Joanna M. Coon, as Trustees of the Coon Family Trust dated October 26, 2013, party of the second part; WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND WARRANT unto the party of the second part, not as joint tenant, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

Lot 83 in Lowry's Second Addition to Norwood Park in Section 1, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 12-01-212-020-0000, and

C/K/A: 7407 W. Clarence Ave., Chicago, Illinois 60631;

Together with all and singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: covenants, conditions and restrictions of record; building lines and easements that do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not yet due and payable as of the day hereof.

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

*** This is not homestead property to the party of the first part. ***

UNOFFICIAL COPY

IN WITNESS WHEREOF, on this and the following three (3) pages, said party of the first part have caused their names to be signed to these presents as of the day and year first above written.

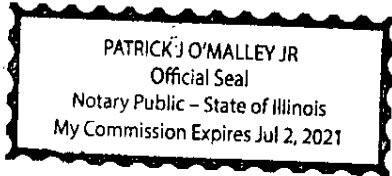
Anne E Kasovic

Anne E. Kasovic,
heir of Julia Walsh

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 **Anne E. Kasovic**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal this 13th day of January, 2021.



[Handwritten Signature]

Notary Public

[ADDITIONAL SIGNATURE PAGES FOLLOW]

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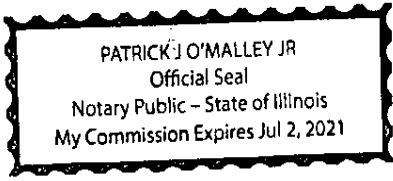
Peter P. Walsh

Peter P. Walsh,
heir of Julia Walsh

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 **Peter P. Walsh**, 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, if any.

Given under my hand and official seal this 11th day of January, 2021.



[Handwritten Signature]
Notary Public

[ADDITIONAL SIGNATURE PAGES FOLLOW]

UNOFFICIAL COPY

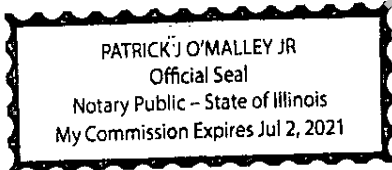
Catherine M. Brocksmith

Catherine M. Brocksmith,
heir of Julia Walsh

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 **Catherine M. Brocksmith**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal this 7th day of January, 2021.



[Handwritten Signature]

Notary Public

[FINAL SIGNATURE PAGE FOLLOWS]

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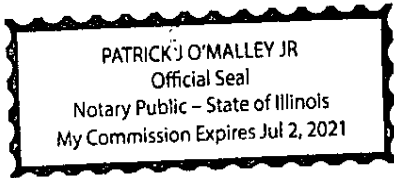
Theresa S. Sajnaj

Theresa S. Sajnaj,
heir of Julia Walsh

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 Theresa S. Sajnaj, 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal this 11th day of January, 2021.



[Handwritten Signature]
Notary Public

Cook County Clerk's Office

UNOFFICIAL COPY

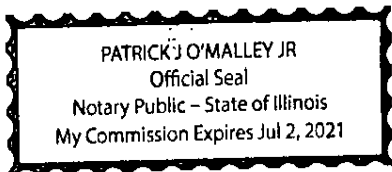
Michael J. Walsh

Michael J. Walsh,
heir of Julia Walsh

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 **Michael J. Walsh**, 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, if any.

Given under my hand and official seal this 13th day of January, 2021.



[Signature]

Notary Public

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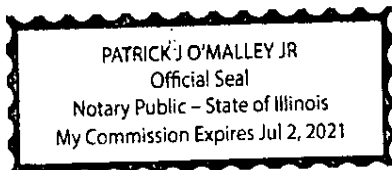
Mona Fergus

Mona M. Fergus,
heir of Julia Walsh

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 **Mona M. Fergus**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal this 9th day of January, 2021.



[Handwritten Signature]
Notary Public

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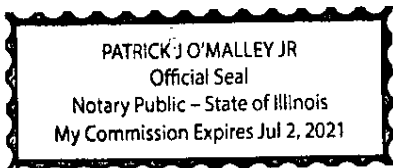
Gerald G. Walsh

Gerald G. Walsh,
heir of Julia Walsh

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 **Gerald G. Walsh**, 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, if any.

Given under my hand and official seal this 9th day of January, 2021.



[Handwritten Signature]

Notary Public

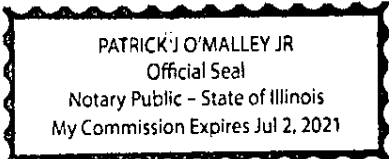
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Siobhan J. Michelotti
Siobhan J. Michelotti,
heir of Julia Walsh

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 **Siobhan J. Michelotti**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal this 8th day of January, 2021.



[Signature]
Notary Public

This instrument was prepared by:
Patrick J. O'Malley Jr.
Attorney at Law
12314 South 86th Avenue
Palos Park, Illinois 60464

Mail recorded deed to:
Gina Lavorata-O'Hehir
Attorney at Law
700 Busse Highway
Park Ridge, Illinois 60068

Grantees' address
Send subsequent tax bills to:
Coon Family Trust dated October 26, 2013
7407 W. Clarence Ave.
Chicago, Illinois 60631

REAL ESTATE TRANSFER TAX		01-Feb-2021
	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00
12-01-212-020-0000 20210101618334 1-963-885-584		

REAL ESTATE TRANSFER TAX		01-Feb-2021
	CHICAGO:	2,325.00
	CTA:	930.00
	TOTAL:	3,255.00 *
12-01-212-020-0000 20210101618334 1-427-014-672		

* Total does not include any applicable penalty or interest due.