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Doc# 2111041073 Fee \$88.00

DATE: 04/20/2021 11:49 AM PG: 1 OF 4

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

WARRANTY DEED ILLINOIS STATUTORY 753982 /2

PREPARED BY:

The Fry Group, LLC Vanessa Cici Fry 18W140 Butterfield Road, Suite 1100 Oak Brook Terrace, IL 60181

MAIL TO:

Charles Cunningham and Jessica Cunningham 3916 Grove Ave Western Springs, IL 60558

NAME & ADDRESS OF GRANTEE:

Charles Cunningham and Jessics. Cunningham 3916 Grove Ave, Western Springs, IL 60558

Citywide Title Corporation 850 W. Jackson Blvd., Ste. 320 Chicago, IL 60607

THIS INDENTURE WITNESSETH, I hat the Grantor(s), Bire II, LLC an Illinois Limited Liability Company of the Village of Western Springs, State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto: Charles Cunningham and Jessica Cunningham, husband and wife of 4211 Grove Avenue, Western Springs, IL 60558, the following described real estate in the County of Cook and State of Illinois, to-wit:

Buyer Attorney or Buyer check applicable and strike others:	3 1
Day of Tallothoy of Bayor officer applicable and strike office.) (i
individually as Tenants in Common as Joint Tenants	(*)
X not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety.	3C
7,	INT
Legal Description:	
EOT 48 IN BLOCK 25 IN WESTERN SPRINGS, A RESUBDIVISION OF PART OF EAST HINST ALE IN	
THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD - NORTH	

Property Address: 3916 Grove Ave, Western Springs, IL 60558

Permanent Index Number: 18-06-201-020-0000

MERIDIAN, IN COOK COUNTY, ILLNOIS.

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.

Subject, however, to the general taxes for the year of 2020 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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Bire II LLC an Illinois Limited Liability Company STATE OF **COUNTY** OF I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Carmen Solano-DeCarrier, 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/che/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes merein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal, this OFFICIAL SEAL RUTH D DOAN Notar/Public NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/18/22

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Escrow File No.: 753982

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EXHIBIT "A"

LOT 48 IN BLOCK 25 IN WESTERN SPRINGS, A RESUBDIVISION OF PART OF EAST HINSDALE IN THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLNOIS.

COOK COUNTY
CLERK
RECORDING DIVISION

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DOOP OF REAL ESTATE TRANSFER TAX

11-Mar-2021





COUNTY: 770.00

ILLINOIS: 1,540.00

TOTAL: 2,310.00

18-06-201-020-0000

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