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Doc#: 2114428038 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2021 09:32 AM Pg: 1 of 5

Dec ID 20210501623035
ST/CO Stamp 1-854-984-464 ST Tax \$1,030.00 CO Tax \$515.00

CT 21350060010LP
111

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, Brian Bruce, solely in his capacity as Successor Trustee of the Maribeth P. Cunningham Trust dated December 12, 1996 and Ann Meghan Mead, solely in her capacity as Successor Trustee of the Patrick J. Cunningham Trust dated December 12, 1996, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to William A. Shaheen Jr. and Susan Shaheen, husband and wife, not as tenants in common nor as joint tenants, but as Tenants by the Entirety, whose address is 8449 Grovemont Ct., Grand Blanc, MI 48439, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached as Exhibit "A"

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

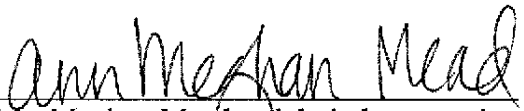
Subject to: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 04-23-201-028-0000

Address of 2405 Fox Meadow Ln., Northfield, IL 60093

Dated this 11th day of May, 2021.

Brian Bruce, solely in his capacity as Successor
Trustee of the Maribeth P. Cunningham Trust
dated December 12, 1996


Ann Meghan Mead, solely in her capacity as
Successor Trustee of the Patrick J.
Cunningham Trust dated December 12, 1996

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WARRANTY DEED ILLINOIS STATUTORY

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See legal description attached as Exhibit "A"

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

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Dated this 11th day of May, 2021.

Brian Bruce, solely in his capacity as Successor Trustee of the Maribeth P. Cunningham Trust dated December 12, 1996

Ann Meghan Mead, solely in her capacity as Successor Trustee of the Patrick J. Cunningham Trust dated December 12, 1996

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STATE OF Illinois)
) SS:
COUNTY OF Cook)

On this 4th day of May, 2020, before me a Notary Public in and for said County, personally appeared BRIAN BRUCE, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

Mariena Tanasescu
Notary Public
Cook County, Illinois



My Commission Expires: 4/5/2024

STATE OF _____)
) SS:
COUNTY OF _____)

On this ____ day of _____, 2020, before me a Notary Public in and for said County, personally appeared ANN MEGHAN MEAD, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

Notary Public
_____ County, Colorado

My Commission Expires: _____

When recorded return to:

Send subsequent tax bills to:

Prepared by:

Brian O'Grady
O'Grady Law Group, P.C.
2222 Chestnut Ave., St. 304
Glenview, IL 60026

William A. Shaheen Jr.
Susan Shaheen
2405 Fox Meadow Ln.
Northfield, IL 60093

Adam Cohen
Eckhart Kolak LLC
55 W. Monroe St., Ste. 1925
Chicago, IL 60603

UNOFFICIAL COPY

STATE OF _____)
) SS:
COUNTY OF _____)

On this ___ day of _____, 2020, before me a Notary Public in and for said County, personally appeared BRIAN BRUCE, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

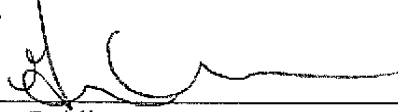
Notary Public

County, Illinois

My Commission Expires: _____

STATE OF Colorado)
) SS:
COUNTY OF Boulder)

On this 4th day of May, 2020, before me a Notary Public in and for said County, personally appeared ANN MEGHAN MEAD, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.



Notary Public
Boulder County, Colorado

GINA MARIE WEINBERGER
Notary Public
State of Colorado
Notary ID # 20134056902
My Commission Expires 09-10-2021

My Commission Expires: 9/10/2021

When recorded return to:

Send subsequent tax bills to:

Prepared by:

Brian O'Grady
O'Grady Law Group, P.C.
2222 Chestnut Ave., St. 304
Glenview, IL 60026

William A. Shaheen Jr.
Susan Shaheen
2405 Fox Meadow Ln.
Northfield, IL 60093

Adam Cohen
Eckhart Kolak LLC
55 W. Monroe St., Ste. 1925
Chicago, IL 60603

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LEGAL DESCRIPTION

Order No.: 21GSC060010LP

For APN/Parcel ID(s): 04-23-201-028-0000

PARCEL 1:

LOT 50 IN FOX MEADOW BEING A RESUBDIVISION OF PART OF LOTS 16, 17 AND 18 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 2002 AS DOCUMENT NUMBER 0020395226.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS AS CREATED BY AGREEMENT RECORDED SEPTEMBER 13, 2001 AS DOCUMENT NUMBER 0010850158.

Property of Cook County Clerk's Office