

# UNOFFICIAL COPY

Doc#: 2119533200 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/14/2021 02:10 PM Pg: 1 of 2

Dec ID 20210601656168  
ST/CO Stamp 0-278-990-096 ST Tax \$315.50 CO Tax \$157.75

## Warranty Deed

ILLINOIS

*Above Space for Recorder's Use Only*

THE GRANTORS David W. Bean, Jr. Married to Nina Bean of the City of Elmwood Park, County of Cook, State of IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Michelle Santidani and Calvin Hughes, Jr. as *Not married in joint Tenancy*

, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*, hereby releasing, and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions, and restrictions of record, if any;

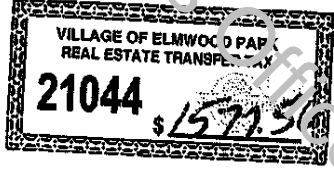
Permanent Real Estate Index Number(s): 12-25-301-001-0000

Address(es) of Real Estate: <sup>W.</sup> 7965 Birchdale Ave., Elmwood Park, IL 60707

The date of this deed of conveyance is 06/14/2021.

*David W. Bean*  
\_\_\_\_\_  
David W. Bean, Jr.

*Nina Bean*  
\_\_\_\_\_  
Nina Bean



State of Illinois, County of McHenry ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David W. Bean and Nina Bean 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 their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal on 6-17-21.  
*Terry R. Edwards*  
\_\_\_\_\_  
Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as:  
7965 Birchdale Ave., Elmwood Park, IL 60707

**Legal Description:**

LOT 1 IN BLOCK 42 IN WESTWOOD, BEING MILLS AND SONS' SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

	18-Jun-2021
COUNTY:	157.75
ILLINOIS:	315.50
<b>TOTAL:</b>	<b>473.25</b>
12-25 301-001-0000	20210601656168   0-278-990-096

**GRANTEE'S ADDRESS:**

This instrument was prepared by  
JD Huls & Associates - *Michael Barrett*  
530 Rockland Road, Suite 400  
Crystal Lake, IL 60014

Send subsequent tax bills to:  
Michelle Santillan and Calvin Hughes,  
Jr.  
7965 Birchdale Ave.  
Elmwood Park, IL 60707

Recorder-mail recorded document  
to:  
Law Office of Dennis Walsh  
16335 S Harlem  
Tinley Park, IL 60477