

UNOFFICIAL COPY

WARRANTY DEED

Illinois Statutory

140617036 mwr
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GIT

Doc#: 2128707703 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/14/2021 12:30 PM Pg: 1 of 2

Dec ID 20210701692592

ST/CO Stamp 1-563-372-304 ST Tax \$575.00 CO Tax \$287.50

MAIL TO:

Kevin Ryan and Vicki Ryan
1719 S. Fernandez
Arlington Heights, IL 60005

ADDRESS OF PROPERTY:

660 Dempster Street
Mt. Prospect, IL 60056
PIN: 08-14-401-347-0000

THE GRANTOR, EMILY S. ADAMS, an unmarried person and not a party to a civil union, of the County of Cook and State of Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid CONVEYS and WARRANTS to **KEVIN B. RYAN and VICKI S. RYAN**, husband and wife of 1719 Fernandez, Arlington Heights, IL 60005 as **Joint Tenants with Right of Survivorship** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

THE WEST 59.34 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF OF THAT PART OF THE WEST 550.0 FEET AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, OF LOT 1 (EXCEPTING THEREFROM, THE NORTH 285.18 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF, AND ALSO EXCEPTING THAT PART THEREOF TAKEN OR USED FOR PUBLIC ROADS) IN LINNENAN'S DIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, SAID SOUTH LINE BEING THE NORTH LINE OF DEMPSTER STREET, FROM A POINT ON THE AFORESAID NORTH LINE OF DEMPSTER STREET, 411.66 FEET WEST OF THE SOUTH EAST CORNER OF THE ABOVE DESCRIBED PROPERTY IN COOK COUNTY, ILLINOIS.

Subject to general real estate taxes for 2021 and subsequent years not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

TO HAVE AND TO HOLD said Real Estate, not as Tenancy by the Entirety or Tenants in Common but in Joint Tenancy Forever. Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 15th day of July, 2021.



EMILY S. ADAMS

UNOFFICIAL COPY

State of Illinois)
)
 County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Emily S. Adams**, an unmarried person and not a party to a civil union, whose names is 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 15th day of July, 2021.



John J. Swiess

 Notary Public

MAIL FUTURE TAX BILLS TO:

Kevin B. Ryan and Vicki S. Ryan
 1719 S. Fernandez
 Arlington Heights, IL 60005

REAL ESTATE TRANSFER TAX		23-Jul-2021
	COUNTY:	287.50
	ILLINOIS:	575.00
	TOTAL:	862.50
08-14-401-047-0000 20210701692522 1-563-372-304		

THIS INSTRUMENT PREPARED BY: JOHN J. SWIESS
ATTORNEY AT LAW
1333 Burr Ridge Parkway, Suite 200
Burr Ridge, IL 60527