



WARRANTY DEED
(Individual to Individuals)

Doc# 2133317048 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2021 12:53 PM PG: 1 OF 2

The Grantor, Kathleen McManamnon a single person, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby Convey and Warrant unto the Grantees, Albert Kraft and Loretta Kraft, Husband and Wife, not as tenants in common or as joint tenants, but as tenants by the entirety, with right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* 11209N 17th Ave Miami, FL 33125
See Attached Legal Description.

Permanent Index Number:
15-30-417-015-0000

Commonly Known as:
2719 Ashley Woods Dr.
Westchester, IL 60154

REAL ESTATE TRANSFER TAX		24-Nov-2021
	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00
15-30-417-015-0000	20211001618752	0-962-937-488

Subject to:

- (a) 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;
- (b) General real estate taxes not due and payable at time of closing;

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 28th Day of October, 2021.

K. McManamnon (Seal)
Kathleen McManamnon

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

CS 11/17/2021

CS
PR
S
SC
INT JP

UNOFFICIAL COPY

State of Illinois)
)
County of Cook) Ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Kathleen McManamnon is 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.

Given under my hand and official seal, this 28th Day of October, 2021.

My Commission expires 11-7-21

Linda Bloom

Notary Public

Impress seal here

This instrument was prepared by: SEND SUBSEQUENT TAX BILLS ^{Grantees Address} ~~TO AND MAIL TO:~~

Douglas D. Danielson, Esq.
1023 Huntington Drive
Aurora, IL 60506

Albert Kraft and Loretta Kraft
2719 Ashley Woods Dr.
Westchester, IL 60154



LEGAL DESCRIPTION

LOT 93 IN ASHLEY WOODS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 30 RODS OF THE NORTH 21 AND 1/3 RODS THEREOF) OF SECTION 30, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1987 AS DOCUMENT 87546573 IN COOK COUNTY, ILLINOIS.

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523