

# UNOFFICIAL COPY

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Doc#: 2201118064 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/11/2022 07:17 AM Pg: 1 of 2

Dec ID 20220101690173  
ST/CO Stamp 1-514-612-368 ST Tax \$846.00 CO Tax \$423.00

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Sean R. Murphy and Melissa R. Edmunds  
1301 W. Maple Ave.  
LaGrange, IL 60525

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Sean R. Murphy and Melissa R. Edmunds  
1301 W. Maple Ave.  
LaGrange, IL 60525

**THE GRANTORS: Daniel Abrahamson and Kristine Abrahamson, husband and wife, of 1301 W. Maple Ave., LaGrange, IL 60525, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Sean R. Murphy and Melissa R. Edmunds, husband and wife, of CHICAGO, ILLINOIS, to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:**

### LEGAL DESCRIPTION

LOT 196 IN ELMORE'S LEITCHWORTH, BEING A SUBDIVISION IN THE WEST HALF OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1301 W. Maple Ave., LaGrange, IL 60525  
PIN: 18-05-410-020-0000

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

\* NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS.

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DATED this 27<sup>th</sup> day of December 2021,

*Dan Abrah*  
Daniel Abrahamson

*Kristine Abrah*  
Kristine Abrahamson

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 **Daniel Abrahamson and Kristine Abrahamson**, 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 individually acknowledged that they signed 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 this 27<sup>th</sup> day of December 2021

*Diane Smith*  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Khaled Elkhatib  
Attorney at Law  
203 N. LaSalle St., Suite 2100  
Chicago, IL 60601

