

UNOFFICIAL COPY

1023053 1092

WARRANTY DEED

Statutory
(Illinois)

Return to:
Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563

Mail to:
Olson, Grabill & Flitcraft
Attorney at Law
707 Skokie Blvd., Ste 420
Northbrook, IL 60062

Doc#: 2213920013 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/19/2022 06:31 AM Pg: 1 of 3

Dec ID 20220401693447
ST/CO Stamp 1-916-694-416 ST Tax \$915.00 CO Tax \$457.50

Name & address of taxpayer:
Hemal Vyas
2538 Greenleaf Ave.
Wilmette, IL 60091

~~Craig E. Wahlgren~~ Joyce B. Wahlgren

THE GRANTORS ~~Craig Wahlgren and Joyce Wahlgren~~, husband and wife, of Wilmette, IL, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

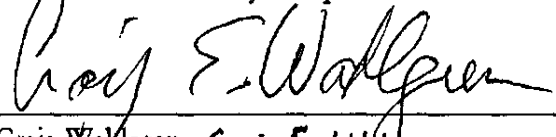
CONVEY AND WARRANT to Hemal Vyas, an unmarried man, of 460 McCormick Dr., Lake Forest, IL 60045, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

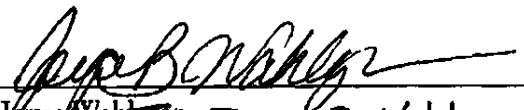
LOT 59 IN SUBDIVISION OF LOT A IN SMYKAL'S EDENCROFT SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF LOTS 5, 6 AND 7 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1955 AS DOCUMENT 16167842 AS CORRECTED AND AMENDED BY PLAT THEREOF RECORDED MAY 10, 1955 AS DOCUMENT 16230620, IN COOK COUNTY, ILLINOIS.

Subject to general real estate taxes not due and payable at 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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple forever.

Permanent index number(s) 05-32-202-084-0000
Property address: 2538 Greenleaf Ave., Wilmette, IL 60091
DATED this 29th day of April, 2022.


~~Craig Wahlgren~~ Craig E. Wahlgren

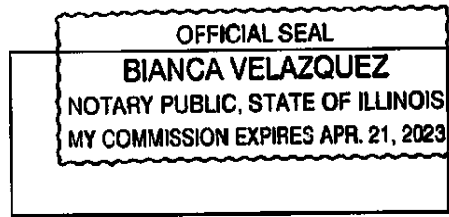

~~Joyce Wahlgren~~ Joyce B. Wahlgren

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State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Craig Wahlgren and Joyce Wahlgren



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 the persons acknowledged that the persons signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 29 day of April, 2022.



Commission expires 4/21/2023

Notary Public 

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda Murzyn , Attorney at Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

| REAL ESTATE TRANSFER TAX | | 16-May-2022 |
|---|---|-------------------------------|
|  |  | COUNTY: 457.50 |
| | | ILLINOIS: 915.00 |
| | | TOTAL: 1,372.50 |
| 05-32-202-084-0000 | | 2022040392447 1-916-694-416 |

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05-32-202-084-0000

LOT 59 IN SUBDIVISION OF LOT A IN SMYKAL'S EDENCROFT SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF LOTS 5, 6 AND 7 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1955 AS DOCUMENT 16167842 AS CORRECTED AND AMENDED BY PLAT THEREOF RECORDED MAY 10, 1955 AS DOCUMENT 16230620, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office