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Doc#: 2216718453 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2022 02:55 PM Pg: 1 of 2

WARRANTY DEED **(Tenancy by the Entirety)**

The GRANTORS, TIMOTHY RUSSELL-JONES and ELIZABETH RUSSELL-JONES, husband and wife, 4725 Fair Elms, Western Springs, Illinois 60558, for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, ARTHUR VELASQUEZ and GRISELDA VELASQUEZ, husband and wife, 952 West Montana Street, Chicago, Illinois 60614, not as Joint Tenants or Tenants in Common but as

Dec ID 20220601635473
ST/CO Stamp 1-319-471-184 ST Tax \$1,175.00 CO Tax \$587.50

TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 5 FEET OF LOT 10 AND THE NORTH 55 FEET OF LOT 9 IN BLOCK 1 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION OF BLOCKS 5, 6, 7, 8, 17, 18, 19, 20, 29, 30, 31, 32, 41, 42, 43 AND 44 IN "THE FOREST HILLS OF WESTERN SPRINGS," A SUBDIVISION OF THE EAST HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12, 13, 14, AND 15 IN "THE HIGHLANDS" BEING A SUBDIVISION OF THE NORTHWEST QUARTER AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 7, ALSO LOTS 1, 2, 3, 4 AND 5 EXCEPT THAT PART THEREOF DEDICATED FOR STREET BY PLAT DOCUMENT NO. 209880 IN BLOCK 12, IN "THE HIGHLANDS" AFORESAID, ALL IN COOK COUNTY, ILLINOIS, ALSO FAIR ELMS AVENUE (NOW VACATED) AS SHOWN ON PLAT OF FOREST HILLS OF WESTERN SPRINGS AFORESAID, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 209880.

Permanent Index Number: 18-07-201-026-0000

Address of Real Estate: 4725 Fair Elms Avenue, Western Springs, Illinois 60558

SUBJECT TO: 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; general real estate taxes not due and payable as of the date of this Deed

FIRST AMERICAN TITLE
FILE # AF1021159

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The GRANTORS hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. The GRANTEES shall have and hold said Real Estate not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

DATED this 3rd day of June, 2022


TIMOTHY RUSSELL-JONES


ELIZABETH RUSSELL-JONES

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT TIMOTHY RUSSELL-JONES and ELIZABETH RUSSELL-JONES, husband and wife, 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 own 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 notarial seal this 3rd day of June, 2022.




Notary Public

This instrument prepared by: Laura A. Lipinski
Law Offices of Laura A. Lipinski
600 Enterprise Drive
Suite 107
Oak Brook, Illinois 60523

After Recording, Mail To:
Arthur and Griselda Velasquez
4725 Fair Elms Avenue
Western Springs, Illinois 60558

Send Subsequent Tax Bills To:
Arthur and Griselda Velasquez
4725 Fair Elms Avenue
Western Springs, Illinois 60558