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22195570280

Doc# 2219557028 Fee \$88.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2022 12:50 PM PG: 1 OF 3

WARRANTY DEED

MAIL TO:

KASHKEESH LAW
9501 W. 144TH PI, SUITE 303
ORLAND PARK, IL 60462

SEND TAX BILLS TO:

Matthew Kester
Emily Kester
13122 Kinsale Court
Lemont, IL 60439

ABOVE SPACE FOR RECORDERS USE ONLY

ANTIC 2022050033

GRANTOR, Brian Graczyk, married to Susan Graczyk, of 13122 Kinsale Court, Lemont, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to the **GRANTEES**, Matthew Kester and Emily Kester, Husband and Wife, of 142 Morgans Gate Dr., Wooddale, Illinois, **NOT AS TENANTS IN COMMON AND NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY**, the following described real estate:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 22-35-203-003-0000

Address of Real Estate: 13122 Kinsale Court, Lemont, Illinois 60439

Subject to Restrictions, Easements, and Covenants of Record and Subject to Real Estate Taxes levied for the year 2021 and subsequent thereto.

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 the above granted premises forever.

DATED this JULY 1, 2022

Brian Graczyk

Susan Graczyk

REAL ESTATE TRANSFER TAX

14-Jul-2022



COUNTY: 382.50
ILLINOIS: 765.00
TOTAL: 1,147.50

22-35-203-003-0000

| 20220701667606 | 1-695-372-368



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EXHIBIT A

LEGAL DESCRIPTION

LOT 103 IN THE GLENS OF CONNEMARA, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 7/18/2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Lisa Sabatino

By the said (Name of Grantor): Brian Graczyk

On this date of: 7/18/2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 7/18/2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

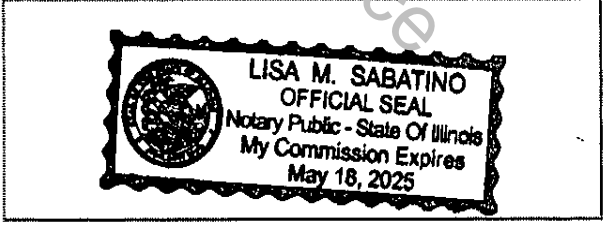
Subscribed and sworn to before me, Name of Notary Public: Lisa Sabatino

By the said (Name of Grantee): Matthew Koster

On this date of: 7/18/2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)