

UNOFFICIAL COPY

Doc#. 2223442079 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/22/2022 03:40 PM Pg: 1 of 3

Dec ID 20220701676072
ST/CO Stamp 1-803-332-688 ST Tax \$963.00 CO Tax \$481.50

WARRANTY DEED ILLINOIS STATUTORY

Mail To:

PT 22.8448 Fr.
150 JCL
Tod Lane atty at law
550 Pennsylvania Ave.
Glen Ellyn, IL 60137

Name & Address of Taxpayer:

FRASCA
Joseph D. & Kimberly A. Frasca

53 N. Waiola Ave.

La Grange, Illinois 60525

Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Kyle Bender and Jessica Bender, Husband and Wife, of 53 N. Waiola Ave., La Grange, IL 60525, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Joseph D. & Kimberly A. Frasca, husband & wife

FRASCA.

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 42 Fairmont, Burlington VT 05401, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 18-04-114-001-0000

Address of Real Estate: 53 N. Waiola Ave., La Grange, IL 60525

PROPER TITLE, LLC

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Dated this 12 day of July, 20 22

[Signature]
Kyle Bender

[Signature]
Jessica Bender


STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Kyle Bender**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 12 day of July, 20 22
 [Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT **Jessica Bender**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 12 day of July, 20 22
 [Signature] (Notary Public)

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Exhibit A

Lot 25 in Block 20 in Cossitt's 1st Addition to La Grange, being a Subdivision of that part of the Northwest 1/4 of Section 4, Township 38 North, Range 12, East of the Third Principal Meridian, lying North of the Chicago, Burlington and Quincy Railroad and South of Naperville Road or Ogden Avenue, in Cook County, Illinois.

Property of Cook County Clerk's Office