

# UNOFFICIAL COPY

Doc#: 2223720289 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/25/2022 10:18 AM Pg: 1 of 2

Dec ID 20220801613020  
ST/CO Stamp 0-481-741-392 ST Tax \$899.00 CO Tax \$449.50

**This Instrument Prepared by:**

David S. Sattelberger, Esq.  
ArentFox Schiff LLP  
233 S. Wacker Drive, Suite 7100  
Chicago, IL 60606

**After Recording Return to:**

Law Offices of Ivan Puljic, Ltd.  
10 S. LaSalle Street, Suite 2920  
Chicago, IL 60603  
Attn: Ivan Puljic, Esq.

22007629NC CA 10/2

*This Space for Recorder's Use Only*

## WARRANTY DEED

MATTHEW G. GALO and MOLLY B. GALO, husband and wife, of Oak Park, Illinois ("Grantors"), for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, hereby CONVEY and WARRANT unto PHILIP C. SPAHN, a single man, having an address of 758 N. Larrabee, Unit 635, Chicago, Illinois 60622 ("Grantee"), the following described real estate situated in the County of Cook, State of Illinois ("Real Estate"), to wit:

LOT 8 IN BLOCK 12 IN SALINGER AND HUBBARDS KENILWORTH BOULEVARD ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN:** 16-06-116-020-0000

**Common Street Address:** 1019 Woodbine Avenue, Oak Park, Illinois 60302

**SUBJECT TO:** covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; acts done by or suffered through Grantees; and general real estate taxes for the second installment of 2021, for 2022, and for subsequent years.

TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's successors and assigns, and Grantors hereby agree to WARRANT AND FOREVER DEFEND all and singular the Real Estate unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof.

Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption or homesteads from sale on execution or otherwise.

[signature page follows]

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors have caused this deed to be executed as of August 23, 2022.

*Matthew G. Galo*

Matthew G. Galo

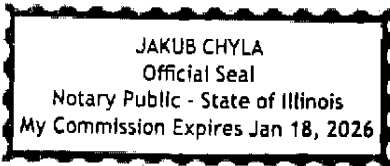
*Molly B. Galo*

Molly B. Galo

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that MATTHEW G. GALO and MOLLY B. GALO, personally known or proven to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of August, 2022.



*Jakub Chyla*



(Notary Public)

**Send Subsequent Tax Bills To:**

Philip Spahn  
1019 Woodbine Ave.  
Oak Park, IL 60302

**Real Estate Transfer Tax**

**\$7,192.00**

8417