

UNOFFICIAL COPY

22008456WC 1081
WARRANTY DEED

Doc#: 2225913266 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/16/2022 02:42 PM Pg: 1 of 2

Dec ID 20220801618015
ST/CO Stamp 0-142-834-256 ST Tax \$172.00 CO Tax \$86.00

THE GRANTOR, KATHERINE BARANSKY, a single person, of the Village of Wheeling, Illinois, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) AND NO/100 Dollars in had paid, convey(s) and warrants(s) to FILIPPO CITRANO and GERALD SIMMONS, as tenants in common, at 207 E. School Ln., Prospect Heights, Cook County, IL 60070 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 583 IN HOLLYWOOD RIDGE UNIT NO. 2, BEING A RESUBDIVISION OF LOT 17 AND PART OF LOT 18 IN OWNERS DIVISION OF BUFFALO CREEK FARM, BEING A SUBDIVISION OF PART OF SECTIONS 2, 3, 4, 9 AND 10 IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1960 AS DOCUMENT 17916526, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY 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;

and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. Purchasers are purchasing in an AS-IS condition:

Permanent Real Estate Index Number: 03-09-207-002-0000

Address of Real Estate: 65 Laurel Trail, Wheeling, IL 60090

Dated this 28 day of August, 2022

Katherine Baransky
KATHERINE BARANSKY

Real Estate Transfer Approved
Initials MR Date 8/29/22
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, CERTIFY THAT KATHERINE BARANSKY personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as her 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 on this 28th day of August, 2022.

Ulana M. Baransky
Notary Public

Prepared by: Joseph F. Vosicky, Jr., Esq.
Law Offices of Joseph F. Vosicky, Jr.
53 West Jackson Blvd., Suite 1522
Chicago, IL 60604



Mail to:

Richard J. Vavra, Esq.
Joseph A. La Zara and Associates
7246 West Touhy Ave.
Chicago, IL 6031

Name & Address of Taxpayer/Address of Property:

Filippo Citrano
Gerald Simmons
65 Laurel Trail
Wheeling, IL 60090

Property of Cook County Clerk's Office