

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2226613363 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/23/2022 03:54 PM Pg: 1 of 3

Dec ID 20220801614169  
ST/CO Stamp 1-747-793-488 ST Tax \$440.00 CO Tax \$220.00

C.T.I./CY  
1 OF 3  
22GSC197028LP

Property of Cook County Clerk's Office

THE GRANTORS, Erich Bixler and Sheree Bixler, Husband and Wife, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to Michelle D. Orton and Jayne Simpson, *A Married*

- a) As Tenants in Common
- b) ~~Not in Tenancy in Common, but in Joint Tenancy~~ *x Single woman*

*WOMAN*

of the Village of Oak Park, State of Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: General real estate taxes accrued, but not yet payable at the time of closing; building set-back lines and use or occupancy restrictions; covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 15-12-315-011-0000

Address of Real Estate: 121 Park Avenue  
River Forest, IL 60305

Dated this 21 day of SEPTEMBER, 20 22

E. Bixler  
Erich Bixler

Sheree Bixler  
Sheree Bixler



VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax

Date 9.20.22 Amount Paid \$440.00

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Erich Bixler and Sheree Bixler, personally known to me to be the same person whose name 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 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 21 day of SEPTEMBER, 20 22



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Arno Gerbrecht  
2350 N. Lincoln Avenue  
Chicago, IL 60614

Mail to:  
Michelle D Orton  
121 Park Ave.  
River Forest, IL 60305

Name and Address of Taxpayer:  
Michelle D. Orton  
121 Park Ave.  
River Forest, IL 60305

CLERK OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT A

Order No.: 22GSC197028LP

For APN/Parcel ID(s): 15-12-315-011-0000

LOT 1 IN URBAUER'S SUBDIVISION OF LOTS 10 AND 11 IN BLOCK 5 IN E.S. CONWAY'S RESUBDIVISION OF RANSON'S SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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