

UNOFFICIAL COPY

Doc#: 2229428025 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/21/2022 09:57 AM Pg: 1 of 2

This instrument prepared by:

Zachary P. Rustad, Attorney
2 N. Riverside Plaza, Suite 1850
Chicago, Illinois 60606

Dec ID 20220901648126
ST/CO Stamp 0-687-558-224 ST Tax \$900.00 CO Tax \$450.00

After recording mail to:

Ron Lucchesi
1500 N. Franklin
River Forest, IL 60305

Mail tax bills to:

James Pittacora
200 W. Adams St #2500
Chicago, IL 60606
PTD#- 85906/FA
1081

This space reserved for Recorder's use only.

WARRANTY DEED

THIS WARRANTY DEED is made the 26 day of September, 2022, by THOMAS A. PEARSON and MELANIE R. ROSS, married to each other, ("Grantor"), of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does CONVEY(S) AND WARRANT(S) to CARLOTTA LUCCHESI and RONALD LUCCHESI, a married couple, of Cook County, State of Illinois ("Grantee"), to have and to hold as tenant by the entirety FOREVER, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 22 in Edwin E. Woods Subdivision of that part of the East 1/2 of the Northwest 1/4 of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, lying North of the South 42 acres thereof, except the West 220.62 feet of that part lying North of a line 200 feet North of the North line of the South 66 acres of the East 1/2 of the Northwest 1/4 of said Section 1, in Cook County, Illinois.

PIN: 15-01-104-019-0000
Property Address: 1500 Franklin Ave., River Forest, Illinois 60305

Subject only to, if any: covenants, conditions and restrictions of record; public and utility easements if any; and real estate taxes for 2021 2nd installment and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 9.27.22 Amount Paid \$900.00

PROPER TITLE, LLC

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.

Thomas A Pearson
THOMAS A. PEARSON

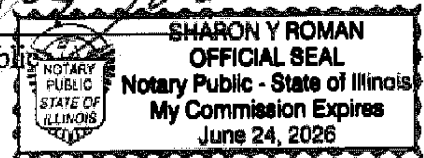
STATE OF IL)
COUNTY OF COOK) ss.

I, Sharon Y Roman a Notary Public in and for said County in the State aforesaid, do hereby certify that Thomas A. Pearson, 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 and delivered such instrument as his/her/their own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 26 day of September, 2022.

My Commission expires: 6/24/2026

Notary Public



IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.

Melanie R. Ross
MELANIE R. ROSS

STATE OF IL)
COUNTY OF COOK) ss.

I, Sharon Y Roman a Notary Public in and for said County in the State aforesaid, do hereby certify that Melanie R. Ross, 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 and delivered such instrument as his/her/their own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 26 day of September, 2022.

My Commission expires: 6/24/2026

Notary Public

