

UNOFFICIAL COPY

Doc#: 2230433101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/31/2022 10:24 AM Pg: 1 of 3

Dec ID 20221001671559
ST/CO Stamp 0-697-987-408 ST Tax \$265.00 CO Tax \$132.50

RECORDING COVER PAGE
FIDELITY NATIONAL TITLE

Warranty Deed

OC22024188

Property of Cook County Clerk's Office

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WARRANTY DEED

The Grantors, DOUGLAS A. KLINGAMAN JR., AND MELISSA KLINGAMAN, husband and wife, for and in consideration of TEN and no/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT TO CORINNA DEBEHR AND NICHOLAS O'NEAL MORRIS a married woman,

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

LOT 17 IN THE RESUBDIVISION OF LOTS 4, 5 AND 6 IN LADD'S GARDEN QUARTER STREAMWOOD IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED APRIL 22, 1977 AS DOCUMENT 23898163, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements as exist; (e) roads and highways, if any; (f) party wall rights and agreements, if any.

Address of Real Estate: 15 Windgate Court, Streamwood, IL 60107

Permanent Real Estate Index No.: 06-13-313-018-0000

Dated this 27th day of October, 2022



DOUGLAS A. KLINGAMAN JR

MELISSA KLINGAMAN

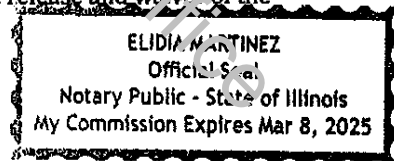
STATE OF IL, COUNTY OF Kane ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DOUGLAS A. KLINGAMAN JR AND MELISSA KLINGAMAN, personally known to me to be the same persons whose names 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 27th day of October, 2022.

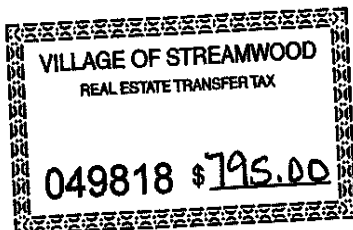

Notary Public

Prepared by: J.Winter, PO Box 583, Palos Heights, Illinois 60463



Mail to:
Sean Ferris
2239 Dole path
ELGIN IL 60123

GRANTEE'S ADDRESS & Name and Address of Taxpayer:
Corinna De Behr
15 Windgate Ct
Streamwood, IL 60107



REAL ESTATE TRANSFER TAX		26-Oct-2022
COUNTY:	132.50	
ILLINOIS:	265.00	
TOTAL:	397.50	



06-13-313-018-0000

| 20221001671559 | 0-697-987-408

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Address of Real Estate: 15 Windgate Court, Streamwood, IL 60107
Permanent Real Estate Index No.: 06-13-313-018-0000
Dated this 24 day of Oct, 2022

DOUGLAS A. KLINGAMAN JR

MELISSA KLINGAMAN

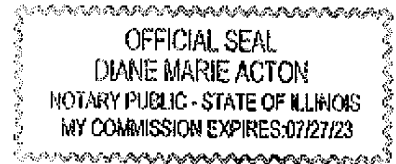
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Given under my hand and official seal, this 24th day of Oct, 2022.

Notary Public

Prepared by: J. Winter, PO Box 583, Palos Heights, Illinois 60463



Mail to:
Sean Feary
2237 Oakpath
61612 IL 60123

Name and Address of Taxpayer:
Corinna DeBehr
15 Windgate Ct
Streamwood IL 60107