

# UNOFFICIAL COPY

CPT22-87899

2/14

THIS INSTRUMENT  
PREPARED BY:

Vasili P. Liosatos  
KOVITZ SHIFRIN NESBIT  
55 W. Monroe, Suite 2445  
Chicago, Illinois 60603



Doc# 2230815023 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/04/2022 02:25 PM PG: 1 OF 6

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 13<sup>th</sup> day of October, 2022 by Jessie Yarbough, a single person, having an address of 4833 W. Huron St., Chicago, IL 60644, and Bettina Yarbough, a single person, having an address 7200-7202 Adams Street, Unit 1 Forest Park Illinois 60130, as joint tenants ("Grantor"), having an address of 4833 W. Huron St., Chicago, IL 60644, to Daniel S. Moroney ("Grantee"), having an address of 708 N Marion Street, Oak Park Illinois 60302.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Forest Park, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: 7200-7202 Adams Street, Unit 1 Forest Park Illinois 60130  
Parcel Identification Number (PIN): 15-13-215-017-1001

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances, hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois;

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing, and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

PROPER TITLE, LLC

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This is homestead property as to Bettina Yarbough only.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 420  
CHICAGO, IL 60610-1387

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:

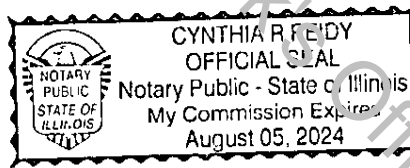
*Jessie Yarbough*  
Jessie Yarbough  
*as attorney in fact*

STATE OF IL )  
COUNTY OF DuPage ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Jessie Yarbough, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13<sup>th</sup> day of October, 2022.

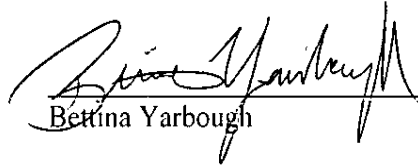
NOTARY PUBLIC  
My commission expires. \_\_\_\_\_



# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:

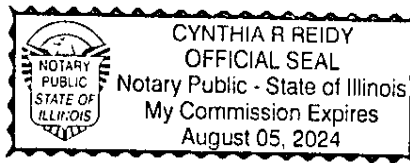
  
Bettina Yarbough

STATE OF Illinois )  
COUNTY OF DuPage ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Bettina Yarbough, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13<sup>th</sup> day of October, 2022.

NOTARY PUBLIC  
My commission expires: \_\_\_\_\_



Property of DuPage County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

Unit 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ADAMS MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED APRIL 26, 2005 AS DOCUMENT NUMBER 0511503126, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7200-7202 Adams Street, Unit 1 Forest Park Illinois 60130  
15-13-215-017-1001

MAIL AFTER RECORDING TO:

Maria A. Cristiano  
6817 W. North Avenue  
Oak Park, IL 60302

MAIL/FAX BILLS TO:

Daniel S. Moroney  
708 N Marion Street  
Oak Park, IL 60302

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. 9726  
10-25-22  
Approved/Date

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

04-Nov-2022



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

72.50  
145.00  
217.50

Property of Cook County Clerk's Office

15-13-215-017-1001

20221001672143

0-261-122-384