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Doc#: 2232110177 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2022 03:31 PM Pg: 1 of 4

Dec ID 20221101693730
ST/CO Stamp 0-821-232-976 ST Tax \$900.00 CO Tax \$450.00

WARRANTY DEED (Individual to Individual)

THE GRANTORS, **Wayne Anderson and Holly Anderson**, married to each other, 1612 North Chicago Avenue, Arlington Heights, Illinois 60004 ("Grantors") for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEY AND WARRANT TO **Christopher M. Flanagan and Megan Flanagan**, married to each other, not as tenants in common, not as joint tenants, but as tenants by the entirety, the following described real estate situated in the Village of Arlington Heights, County of Cook, State of Illinois, to wit:

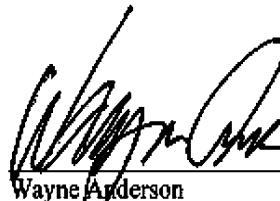
See Legal Description Attached As Exhibit "A"

PROPERTY INDEX NUMBER: 03-19-102-060-0000

COMMONLY KNOWN AS: 1612 North Chicago Avenue, Arlington Heights, Illinois 60004

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 said premises forever; Subject to: covenants, conditions and restrictions of record; and building lines and easements; and general real estate taxes not due and payable at the time of closing.

DATED this 13th day of November 2022


Wayne Anderson


Holly Anderson

FIDELITY NATIONAL
TITLE INSURANCE
CH22024157

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **WAYNE ANDERSON AND HOLLY ANDERSON**, 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 signed and delivered the foregoing instrument as their voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13th day of November, 2022.

Forest J. Miles

Notary Public

Commission expires: 03/17/2024



THIS INSTRUMENT PREPARED BY: Forest J. Miles
McCarthy Duffy LLP
180 North LaSalle Street, Suite 2300
Chicago, Illinois 60601
(312) 726-0355

MAIL TO:

Robert E. Molloy
Attorney at Law
2234 W. North Avenue
Chicago, Illinois 60647

Grantee's Address
SEND TAX BILLS TO:

Christopher M. and Megan Flanagan
1612 N. Chicago Avenue
Arlington Heights, Illinois 60004

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EXHIBIT A

Order No.: CH22024157

For APN/Parcel ID(s): 03-19-102-060-0000

For Tax Map ID(s): 03-19-102-060-0000

THE EAST HALF OF LOT 19 (AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF) IN SMITH AND DAWSON'S ARLINGTON PARK ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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COUNTY:	450.00
ILLINOIS:	900.00
TOTAL:	1,350.00

03-19-102-060-0000

| 20221101693730 | 0-821-232-976

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