

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2300445096 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/04/2023 10:30 AM Pg: 1 of 2

Dec ID 20221201623300  
ST/CO Stamp 1-596-325-200 ST Tax \$775.00 CO Tax \$387.50

C.T.I./CY  
22954696874P  
10/2/23

THE GRANTORS, **DREW T. GIBBONS AND ERIN M. WALSH (F/K/A ERIN M. GIBBONS)**, previously as tenants by the entirety and currently as equal tenants in common, of the Western Springs, Cook County, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT and waiving all homestead rights to **CHARLES RYAN AND DANA HILLSMAN**, of Chicago, Illinois as A MARRIED COUPLE AS JOINT TENANTS in fee simple, all interest in the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

LOT 6 IN BLOCK 9 IN CALDWELL'S SUBDIVISION OF C.C. LAY'S ADDITION TO WESTERN SPRINGS (EXCEPT BLOCKS 15 AND THE NORTH 200 ACRES OF THE EAST 1/2 OF BLOCK 16, INCLUDING HALF OF THE STREET), A SUBDIVISION OF THE EAST PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: ~~18-06-1220-13-0000~~ 18-06-122-013-0000

Address of Real Estate: 4060 Hampton Avenue, Western Springs, IL 60558

### SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; Private, public and utility easements and roads and highways; General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years; Together with all right, title and interest whatsoever, at law or equity belonging or in any wise appertaining to the Grantor TO HAVE AND TO HOLD said premises IN FEE SIMPLE forever.

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This Warranty Deed to **CHARLES RYAN AND DANA HILLSMAN** is dated this 14 day of December, 2022.

 (SEAL)

**Drew T. Gibbons**

 (SEAL)

**Erin M. Walsh (f/k/a/ Erin M. Gibbons)**

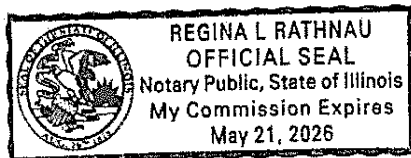
STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **DREW T. GIBBONS AND ERIN M. WALSH (F/K/A ERIN M. GIBBONS)**, 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 14 day of December, 2022.



  
(Notary Public)

**Prepared By:** Law Office of Regina L. Rathnau LLC  
53 West Jackson Boulevard, Suite 557  
Chicago, Illinois 60604

**Mail To:**

**Name & Address of Taxpayer:**  
Charles Ryan & Dana Hillsman  
4060 Hampton Avenue  
Western Springs, IL 60558