UNOFFICIAL COPY

WARRANTY DEED (Illinois – Tenants by the entirety)
PREPARED BY:
Colin H. Gilbert
Drost Gilbert Andrew & Apicella LLC
4811 Emerson Ave., Suite 110
Palatine, IL 60074
MAIL TO:
Justin Jay
Drost Kivlahan McMahon & O'Connor
LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005
NAME & ADDRESS OF TAXPAYER:
John & Hannah Lyons
415 S. Yale Avenue
Arlington Heights, IL 60005

Doc#. 2303140170 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/31/2023 02:24 PM Pg: 1 of 3

Dec ID 20230101628811

ST/CO Stamp 0-226-568-016 ST Tax \$650.00 CO Tax \$325.00

SPACE ABOVE RESERVED FOR RECORDER'S USE ONLY

THE GRANTOR(S): Stephen 2. I offus and Shauna Loftus, husband and wife, of the Village of Arlington Heights, County of Cock and State of Illinois, for consideration of the sum of \$10.00 DOLLARS, cash and other good and valuable consideration, in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant bargain, sell, CONVEY and WARRANT unto said GRANTEE(S): John Lyons and Hannah Lyons, husband and wife, as Tenants by the Entirety, of 4434 N. Sheridan Road, Unit 3S, Chicago, Illinois 60540, on behalf of himself/herself, their heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest claim or demand which the Grantors may have had in only to the following described real estate in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPCION

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, not as tenants in common, not as joint tenants, but as TENANTS BY THE ENTIRETY, forever.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, building lines and easements, if any.

Permanent index number: 03-31-113-008-0000

Property address: 415 S. Yale Avenue, Arlington Heights, Illinois 60005

DATED this _	24	day of January, 2023.		
Please Print or type	SEAL	X Stephen E. Lomis	SEAL	X Marine Later Shauna Loftus
Names below Signatures	SEAL	x	SEAL	

PTZZ-87116 10FZ

2303140170 Page: 2 of 3

UNOFFICIAL COPY

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: Stephen E. Loftus and Shauna Loftus, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this_

__, 2023

NOTARY PUBLIC

My commission expires

day of

MELINDA M. VETTER OFFICIAL SÉAL

Notary Public - State of l'Ilinois
My Commission Expires Nov C2, 2024

UNOFFICIAL COPY

Exhibit A

Lot 313 in Unit "E" of Reuter's Westgate Subdivision Number 2, being a subdivision in the West 1/2 of Section 31, Township 42 North, Range 11, East of the third Principal Meridian, in Cook County Illinois

Property of Cook County Clark's Office

Legal Description PT22-89116/36