

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

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

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

**SPACE ABOVE RESERVED FOR
RECORDER'S USE ONLY**

THE GRANTOR(S): Stephen E. Loftus and Shauna Loftus, husband and wife, of the Village of Arlington Heights, County of Cook 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 60640, 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 and to the following described real estate in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SEAL X


Stephen E. Loftus

SEAL X


Shauna Loftus

Print or type

Names below

Signatures

SEAL X

SEAL X

PT22-87116 10P2

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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 Clerk's Office