

# UNOFFICIAL COPY

C.T.I./CY

1 of 2

23GSA43811LP

Doc#: 2304706327 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/16/2023 03:12 PM Pg: 1 of 2

**WARRANTY DEED**  
Statutory (Illinois)  
(Individual to Individual)

Dec ID 20230201648514

ST/CO Stamp 1-698-123-600 ST Tax \$290.00 CO Tax \$145.00

This Agreement made this 13<sup>th</sup> day of February 2023, between **Grantor, JONATHAN MEACHAM**, a married person of the Village of Forest Park, County of Cook, State of Illinois, and **Grantee, JOHN RUCKAUF** of 3738 N. Neva; Chicago, Illinois

\* A Married Man.

WITNESS: The Grantor in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged does hereby CONVEY and WARRANT unto the Grantee the following described real estate, situated in the County of Cook, State of Illinois, to wit:

Legal description:

**LOT 13 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1, 11, 12 AND 21 IN DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property Address: **816 Thomas Ave, Forest Park, IL 60130**

Permanent Index Number: **15-13-403-011-0000**

Subject to: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE TO HOLD said premises, in Fee Simple forever.

THIS IS NOT HOMESTEAD PROPERTY AS TO SELLER'S SPOUSE.

IN WITNESS WHEREOF, the Grantor, **JONATHAN MEACHAM** of the Village of Forest Park, County of Cook, State of Illinois has hereunto set her hand and seal February 9, 2023.

\_\_\_\_\_  
**JONATHAN MEACHAM**

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. **9839**  
2-8-23  
Approved/Date

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JONATHAN MEACHAM**, of the Village of Forest Park, County of Cook, State of Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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, February 9, 2023.

  
\_\_\_\_\_

Notary Public

Commission expires: 5/11/24



This instrument was prepared by:  
Sandra Burns  
348 Lathrop Avenue  
River Forest, IL 60305

**When Recorded, Mail to:**  
**John Ruckauf**  
**816 Thomas Avenue**  
**Forest Park IL 60130**

**Send Subsequent Fax Bills to:**  
**John Ruckauf**  
**816 Thomas Avenue**  
**Forest Park IL 60130**

Property of Cook County Clerk's Office