

UNOFFICIAL COPY

WARRANTY DEED
Tenancy by the Entirety

MAIL TO:

112 7123-89673
Robert A. Cheely
Attorney at Law
6446 W. Cermak Road
Berwyn, IL 60402

Doc#: 2306646200 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/07/2023 02:50 PM Pg: 1 of 3

Dec ID 20230201658393
ST/CO Stamp 2-000-043-856 ST Tax \$593.00 CO Tax \$296.50

NAME & ADDRESS OF TAXPAYER:

Michael A. Favory and Kelly M. Favory
4915 Creek Drive
Western Springs, IL 60558

GRANTOR(S), David E. Yonan and Karen A. Yonan, husband and wife, of 1125 Country Club Lane, Warsaw, IN 46580, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Michael A. Favory and Kelly M. Favory, of 15909 N. Lakeshore Drive, Granger, IN 46530, as tenants by the entirety, all interest in the following described real estate situated in Cook County and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

Permanent Index No(s): 1807-109-037-1033
Property Address: 4915 Creek Drive, Western Springs, IL 60558

SUBJECT TO:

(1) General real estate taxes for the year 2022 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said premises as tenants by the entirety forever.

DATED this X 2 day of X FEBRUARY, 2023.

X [Signature]
David E. Yonan

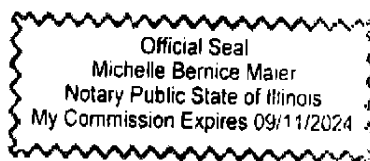
X [Signature]
Karen A. Yonan

STATE OF Illinois COUNTY OF DuPage ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David E. Yonan and Karen A. Yonan, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 17th day of February, 2023

[Signature]
Notary Public
My commission expires X 9/11/2024



Prepared By:
Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

PROPER TITLE, LLC

UNOFFICIAL COPY

State of X Illinois)

) SS.

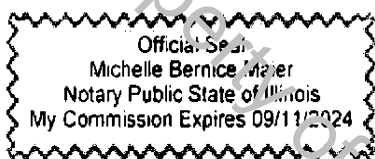
County of X DuPage)

The undersigned, a notary public in and for the above county and state, certifies that David E. Yonan, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the witness(es) X ~~_____~~ and X Hale Liedke in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth (and certified to the correctness of the signature(s) of the agent(s)).

Dated: X 17th day February, 2023

X Michelle Bernice Maier
Notary Public

My Commission Expires X 9/11/2024



(NOTE: You may, but are not required to, request your agent and successor agents to provide specimen signatures below. If you include specimen signatures in this power of attorney, you must complete the certification opposite the signatures of the agents.)

Specimen signatures of agent
(and successors)

I certify that the signatures of my agent
(and successors) are genuine.

Agent

Principal

Successor agent

Principal

Successor agent

Principal

(NOTE: The name, address, and phone number of the person preparing this form or who assisted the principal in completing this form should be inserted below.)

This document prepared by:
Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

UNOFFICIAL COPY

EXHIBIT A

UNIT 4915 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COMMONWEALTH IN THE VILLAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93877638, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PROPERTY CONDEMNED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY IN CIRCUIT COURT CASE NO. 20211050363

Permanent Index No(s): 18-07-109-037-1033
Property Address: 4915 Creek Drive, Western Springs, IL 60558

Property of Cook County Clerk's Office