

1/2
23GSA492079NL
WARRANTY DEED



Doc# 2310029002 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/10/2023 09:56 AM PG: 1 OF 3

INSTRUMENT PREPARED

BY :

Michael Forkan
Forkan Law
2519 N. California Avenue
Chicago, Illinois 60647

MAIL TO:

MAIL TAX BILLS TO:

Cody Johnson
Matthew O'Bannon
Logan Quigley
2129 N Stave Street
Chicago, IL 60647-4051

THIS SPACE RESERVED FOR RECORDER

THE GRANTOR(S), **DAVID GAL AND SARAH GAL, A Married Couple**, of the City of Western Springs, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to **CODY JOHNSON, A Single Person, MATTHEW O'BANNON AND LOGAN QUIGLEY, A Married Couple**, of 126 E Navarre St South Bend, IN 46601, not as tenants in common but as **JOINT TENANTS, IN FEE SIMPLE FOR LIFE**, the following described Real Estate:

LEGAL DESCRIPTION:

LOT 18 IN BLOCK 2 IN ATTRILL'S SUBDIVISION OF PART OF BLOCKS 2, 3, AND 5 IN LEWIS STAVE'S SUBDIVISION OF 53 ACRES LYING SOUTH OF THE NORTHWESTERN PLANK ROAD OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly Known As: 2129 N Stave St, Chicago, IL 60647-4051

PIN: 13-36-219-041-0000


The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

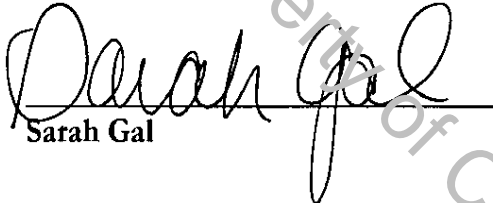
UNOFFICIAL COPY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns as **FEE SIMPLE** forever.

IN WITNESS WHEREOF, this 30th of March, 2023.





David Gal




Sarah Gal

STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS

REAL ESTATE TRANSFER TAX		07-Apr-2023	
		COUNTY:	342.50
		ILLINOIS:	685.00
		TOTAL:	1,027.50
13-36-219-041-0000		20230401690018 0-099-714-256	

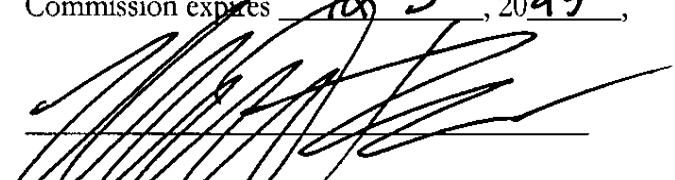
REAL ESTATE TRANSFER TAX		07-Apr-2023	
		CHICAGO:	5,137.50
		CTA:	2,055.00
		TOTAL:	7,192.50 *
13-36-219-041-0000		20230401690018 0-726-041-808	

* Total does not include any applicable penalty or interest due.

I, MICHAEL FORKAN, the undersigned, a Notary Public in and for said County and State, do hereby certify that DAVID GAL AND SARAH GAL personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed 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 official seal, this 30th day of MARCH, 20 23

Commission expires 12 3, 2025



NOTARY PUBLIC

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSA492072NL

For APN/Parcel ID(s): 13-36-219-041-0000

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Property of Cook County Clerk's Office