

UNOFFICIAL COPY



Chicago Title Insurance Company

Doc#: 2312428079 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2023 10:12 AM Pg: 1 of 2

Dec ID 20230401607361
ST/CO Stamp 1-467-269-840 ST Tax \$450.00 CO Tax \$225.00
City Stamp 1-735-705-296 City Tax: \$4,725.00

WARRANTY DEED

CF
100
23GNW090711WC

THE GRANTORS, Michael Gary Gavigan, a married man, of Thurren, Oldtown Celbridge, Co. Kildare W23CC636, Ireland, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Arian Mala and Violet Mala, husband and wife, of Prospect Heights, Cook County IL, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of in the State of Illinois, to wit:

LOT 5 IN BLOCK 1 IN THOMASSON'S RAVENSWOOD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF BLOCKS 20 AND 29 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 1, AND OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantor, for himself and his successors, further covenant, promise and agree with Grantees, their heirs and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that they will warrant and defend the property against all persons lawfully claimed by, through or under them.

Hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-12-310-004-0000

Address(es) of Real Estate: 4947 N. Troy Street, Chicago, Illinois 60625

NOT A HOMESTEAD PROPERTY

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Dated this 28 day of April, 2023.

Michael Garry Gavigan
Michael Garry Gavigan

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Garry Gavigan, personally known to me to be the same person(s) whose name(s) 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, this 28 day of April, 2023.

Alison Steinhilber
(Notary Public)



Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

Mail To:
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Law Office of Donika Nikolov
2100 Manchester Road, #1632
Wheaton, IL 60187

Name & Address of Taxpayer:
Arian Mala and Violet Mala
4947 N. Troy Street
Chicago, IL 60625