

UNOFFICIAL COPY

Doc#: 2315045075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 12:54 PM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

Tax/Bill
MAIL TO: Michelle Matthews
409 Lathrop Ave, 1D
River Forest, IL 60305
~~Name & Address of Taxpayer~~

Dec ID 20230501624313
ST/CO Stamp 1-037-363-920 ST Tax \$142.00 CO Tax \$71.00

THE GRANTOR MICHAEL WILLIS, a single man, of the Village of River Forest, County of Cook, State of Illinois for and in consideration of TEN AND NO/100----- DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS TO: MICHELLE MATTHEWS, of 1336 S. Austin Boulevard, City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 409 1-D IN TWIN ELMS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL EST (HEREAFTER REFERRED TO AS PARCEL):

LOTS 21 TO 26, BOTH INCLUSIVE, IN P. L. MURPHY'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 21938150; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS..

SUBJECT TO: building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements which serve the premises; public roads and highways, if any; and general real estate taxes for the years 2023 and subsequent years;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold, forever.

Permanent Index Number 15-12-219-036-1014

Address of Property 409 Lathrop Ave. Unit 1D River Forest, IL 60305

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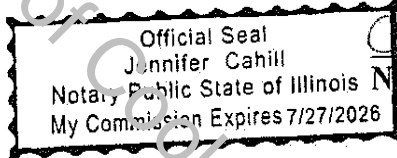
DATED this 22 day of May, 2023.

Michael Willis (SEAL)
MICHAEL WILLIS

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 **MICHAEL WILLIS**, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 22 day of May, 2023.



Jennifer Cahill
NOTARY PUBLIC

NAME AND ADDRESS OF PREPARER:

SHARON A. ZOGAS & ASSOCIATES, LTD.
10020 South Western Avenue
Chicago, IL 60643

COUNTY-ILLINOIS TRANSFER
STAMPS EXEMPT UNDER PROVISIONS
OF PARAGRAPH E , SECTION 4,
OF REAL ESTATE TRANSFER TAX
ACT.

(DATE)

Buyer, Seller or Representative



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date _____ Amount Paid \$142.00