

2332603 ①

UNOFFICIAL COPY

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc#: 2319933001 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/18/2023 09:02 AM Pg: 1 of 2

MAIL TO:
PAUL W. BARBAHEN, Esq.
O'Brien & Barbahen
33 N. Dearborn - Suite 1000
Chicago, Illinois 60602-3116

Dec ID 20230601660888
ST/CO Stamp 1-040-040-400 ST Tax \$310.00 CO Tax \$155.00

PRAIRIE TITLE SERVICES
6821 W NORTH AVENUE
OAK PARK, IL 60302

GRANTORS, DAVID A. MILLER Sr., a married man and DAVID A. MILLER, Jr. single man never married and not a party to a "Civil Union" within the meaning of The Illinois Religious Freedom and Civil Union Act 750 ILCS §§ 750/1 et. seq. of the City of Tallahassee, County of Leon, and State of Florida, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to the GRANTEE, JENNIIFER W. BARBAHEN, a married woman, 843 Hannah Avenue in the Village of Forest Park, County of Cook and State of Illinois, the following described real estate situated in the County of Cook, State of Illinois to-wit:

WENZEL

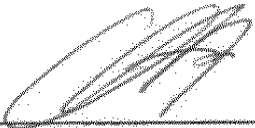
SEE REVERSE SIDE FOR LEGAL DESCRIPTION

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 Grantee's use and enjoyment of the property.

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 said premises, forever. *This is not Homestead Property as provided in 735 ILCS 5/12-901 as to Grantor, David A. Miller, Sr. or his spouse.*

Permanent Index Number: 15-13-403-029-0000 Volume: 164
Property Address: 827 Hannah Avenue Forest Park, Illinois 60130

DATED this 29th day of June 2023.

✓ 

(SEAL)

✓ 

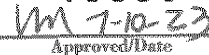
(SEAL)

David A. Miller, Sr.

David A. Miller, Jr.

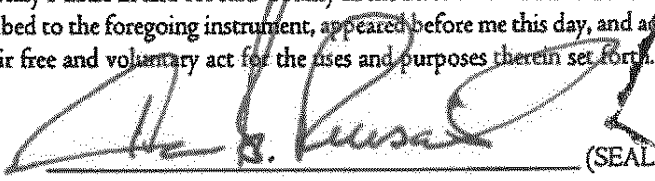
VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE

No. 10053


Approved/Date

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY, that the above named persons whose names are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.


(SEAL)

OFFICIAL SEAL
DAN G ROUSAKIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/08/2026

EAL ESTATE TRANSFER TAX	17-Jul-2023
COUNTY:	155.00
ILLINOIS:	310.00
TOTAL:	465.00



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LEGAL DESCRIPTION:

THE NORTH 17 FEET OF LOT 38 AND THE SOUTH 17 FEET OF LOT 39 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS, I, II, I2 AND 21 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY - ILLINOIS TRANSFER STAMPS

Exempt under provision of paragraph _____ Section 4,
Real Estate Transfer Act, 35 ILCS 200/31-45.

Date: _____

Signature: _____

This document prepared by:
DAN G. ROUSAKIS
Attorney at Law
7627 W. Lake Street - Suite 203
River Forest, Illinois 60305
(708) 771-3849

Future Tax Bills:
Jennifer W. Barbahen
827 Hannah Avenue
Forest Park, Illinois 60130

Property of Cook County Clerk's Office