

UNOFFICIAL COPY

Doc#. 2322640012 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/14/2023 12:37 PM Pg: 1 of 3

Dec ID 20230701677428
ST/CO Stamp 1-029-507-536 ST Tax \$450.00 CO Tax \$225.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

MAIL REAL ESTATE TAX BILL TO:

Patrick Kepley
5241 Arcadia St.
Skokie, IL 60077

THE GRANTOR: Zachary S. Bonig, unmarried, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Patrick Kepley and Maria Gahan**, married, as tenants by the entirety, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 5241 Arcadia St., Skokie, IL 60077
PIN: 10-16-307-077-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

PROPER TITLE, LLC

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DATED this 21st day of July, 2023.

Zachary S. Bonig

Nicole Smith (solely to waive homestead)

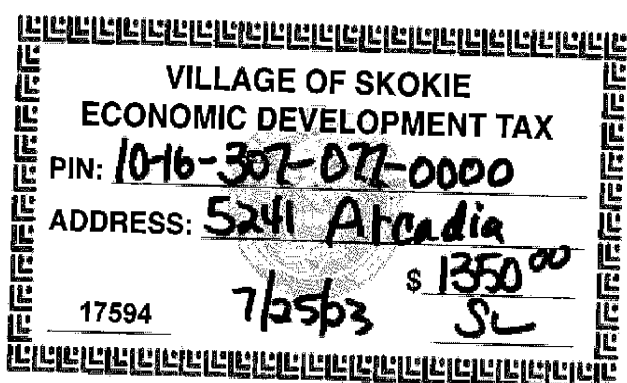
STATE OF ILLINOIS _____)
COUNTY OF COOK _____)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Zachary S. Bonig and Nicole Smith**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 21st day of July, 2023.

Notary Public

NAME AND ADDRESS OF PREPARER:
Dean J. Lurie
Attorney at Law
1 E. Wacker Dr., Suite 2610
Chicago, IL 60601



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LEGAL DESCRIPTION

Lot 28 (except the West 10 feet thereof) and the West 19 feet of Lot 29 in Block 6 in Suffield Terrace, being a subdivision of part of Lot 10 in School Trustees Subdivision of Section 16, Township 41 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded November 30, 1927 as document number 9856150, in Cook County Illinois

Property of Cook County Clerk's Office