

UNOFFICIAL COPY

Doc# 2322729080 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2023 11:27 AM Pg: 1 of 3

Dec ID 20230701679644
ST/CO Stamp 1-902-848-464 ST Tax \$950.00 CO Tax \$475.00

PT 23-93502 FA 1092

WARRANTY DEED ILLINOIS STATUTORY

Mail To:

BENJAMIN KRASITY

831 N. BRAINARD AVE.

LA GRANGE PARK, IL 60526

Name & Address of Taxpayer:

Benjamin Krasity and Heather Taff

831 N. Brainard Avenue

La Grange Park, Illinois 60526

Prepared by: *Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

THE GRANTOR(S) Jordana M. Shawler and Ben H. Shawler, wife and husband, of 831 North Brainard Avenue, La Grange Park, IL 60526, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Benjamin Krasity and Heather Taff, husband and wife.

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 768 West Kristen Court, Palatine, IL 60067, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

Permanent Real Estate Index Number: 15-33-114-026-0000

Address of Real Estate: 831 N. Brainard Avenue, La Grange Park, IL 60526

PROPER TITLE, LLC

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Dated this 21st day of July, 2023.

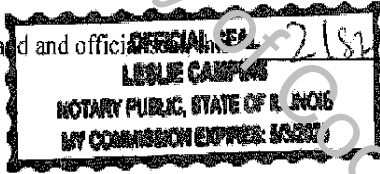
Jordana M. Shawler
Jordana M. Shawler

Ben H. Shawler
Ben H. Shawler

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jordana M. Shawler**, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of July, 2023.

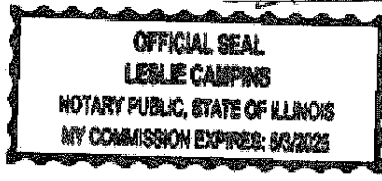


Leslie Campins (Notary Public)

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Ben H. Shawler**, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of July, 2023.



Leslie Campins (Notary Public)

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Exhibit A

Lot 5 and the South 1/2 of Lot 4 in Northwoods Subdivision of the North 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 39 North, Range 12, East of the Third Principal Meridian (except the West 200 feet of said North 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 33), all in Cook County, Illinois.

Property of Cook County Clerk's Office