

# UNOFFICIAL COPY

Doc# 2324313430 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/31/2023 12:58 PM Pg: 1 of 3

Dec ID 20230801609858  
ST/CO Stamp 0-322-622-928 ST Tax \$640.00 CO Tax \$320.00

2332773<sup>①</sup>

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

MAIL TO:  
Ernest L. Rose, Atty. at Law  
Drost Kivlahan McMahon & O'Connor LLC  
11 S. Dunton Ave.  
Arlington Heights, IL 60005

GRANTORS, Kenneth Javor, married to Sheila Javor, of the City of Forest Park, County of Cook, and State of Illinois, 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(S) and WARRANT(S) to the GRANTEE(S), Curt Kemper and Patricia Fank, Husband and Wife, of Villa Park, Illinois, the following described real estate situated in the County of Cook, State of Illinois to-wit:

*as tenants by the entirety*

SEE ATTACHED 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 the current 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.

Permanent Index Number: 16-17-124-027-0000  
Property Address: 831 S. Cuyler Ave, Oak Park, IL 60304

PRAIRIE TITLE SERVICES  
8821 W NORTH AVENUE  
OAK PARK, IL 60302

DATED this 30<sup>th</sup> day of August, 2023

  
Kenneth Javor, Grantor

  
Sheila Javor, Grantor  
*signing to waive homestead*

# UNOFFICIAL COPY

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 the above named person(s) 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

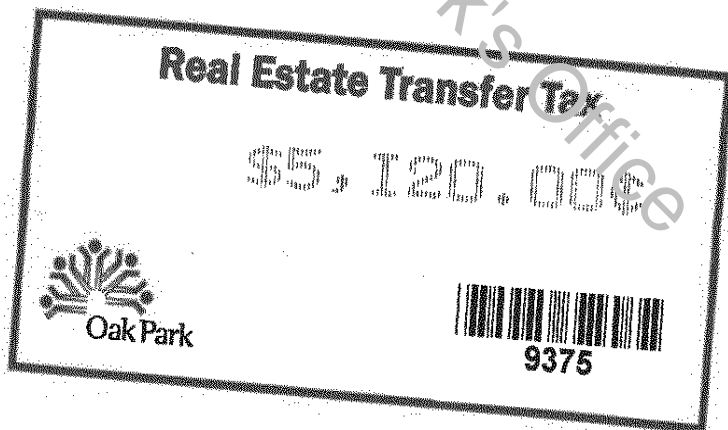
Given under my hand and official seal this 30<sup>th</sup> day of August, 2023.



Bonnie Jean vonEbers (SEAL)

**This document prepared by:**  
Michael Goggin  
216 South Marion Street  
Oak Park, IL 60302

**Send future tax bills to:**  
Curt Kemper & Patricia Fank  
831 S. Cuyler Ave.  
Oak Park, IL 60304



REAL ESTATE TRANSFER TAX		30-Aug-2023
COUNTY:		320.00
ILLINOIS:		640.00
<b>TOTAL:</b>		<b>960.00</b>

16-17-124-027-0000 | 20230801609858 | 0-322-622-928

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

THE NORTH 21 FEET OF LOT 17 AND THE SOUTH 15 FEET OF LOT 16 IN BLOCK 2 IN FRANKLIN P. WILSON SUBDIVISION OF THE SOUTHWEST 1/4 IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 831 S. Cuyler Ave, Oak Park, IL 60304

PERMANENT INDEX NUMBER: 16-17-124-027-0000

Property of Cook County Clerk's Office