### **UNOFFICIAL COPY**

WARRANTY DEED Statutory (IL) (Individual)

THE GRANTOR, LINDA A. GRUSH, a widow, not since remarried

of the Village of Western Springs, County of Cook, State of Illinois for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS and SELLS to DONALD J. LIEBENTPITT, TRUSTEE OF THE DONALD J. LIEBENTRITT REVOCABLE TRUST, u/t/a dated August 1, 2011, as americal and restated August 28, 2018, as may be further amended from time to time, of

Doc#. 2332633125 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/22/2023 10:50 AM Pg: 1 of 3

Dec ID 20231001651581

ST/CO Stamp 1-484-623-824 ST Tax \$1,085.00 CO Tax \$542.50

#### FIRST AMERICAN TITLE FILE # <u>AFIO39547</u>

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 2 (EXCEPT THE NORTH 65 FEET THEREOF) AND LOT 3 (EXCEPT THE SOUTH 75 FEET THEREOF) IN BLOCK 9 IN FOREST HILLS OF WASTERN SPRINGS, COOK COUNTY, ILLINOIS, A SUBDIVISION BY HENRY EINFELDT AND GEORGE L. BRUCKERT OF THE EAST HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LUCKS 12, 13, 14 AND 15 IN THE HIGHLANDS', BEING A SUBDIVISION OF THE MORTHWEST QUARTER AND THE WEST 800 FEET TO NORTH 144 FEET OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 7, ALL IN COOK COUNTY, ILLINOIS.

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.

To have and to hold the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth below. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions.

**PERMITTED EXCEPTIONS**: General real estate taxes not due and payable at the time of closing; Building setback line as shown on the Plat, affects the East 5 feet; and Covenants, conditions and restrictions contained in the Plat relating to the land use, building type, quality and size, and temporary structures.

## **UNOFFICIAL COPY**

DATE:

November 10, 2023.

Linda A. Grush

STATE OF ILLINOIS )

) S.S.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda P., Grush, a widow not since remarried, 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 acknowledged that she signed sealed and delivered the said instrument as 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 10th day of November, 2023.

OFFICIAL SEAL
BARBARA L. STICCA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPRIES APRIL 29, 2028

Barbara R. Sticka Notary Public

MAIL TO:

SEL O SUBSEQUENT TAX BILLS TO:

Office

Mary Burda MBLAW 106 W. Calendar Avenue, Unit 213 LaGrange, IL 60525 Donald J. Tribentritt Trust 4814 Woodland Western Springs, P 60558

THIS INSTRUMENT WAS PREPARED BY:

Daniel J. McCarthy, III
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
Attorneys at Law
835 McClintock Drive
Second Floor
Burr Ridge, IL 60527 (630) 655-6000

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#### LEGAL DESCRIPTION

Legal Description: LOT 2 (EXCEPT THE NORTH 65 FEET THEREOF) AND LOT 3 (EXCEPT THE SOUTH 75 FEET THEREOF) IN BLOCK 9 IN FOREST HILLS OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, A SUBDIVISION BY HENRY EINFELDT AND GEORGE L. BRUCKERT OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12, 13, 14 AND 15 IN THE HIGHLANDS', BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET TO NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 7, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 18-07-208-028-0000

7-2 Modland A. OR COOK COUNTY CLORES OFFICE Property Address: 4814 Woodland Avenue, Western Springs, Illinois 60558