

UNOFFICIAL COPY

**WARRANTY DEED Statutory (IL)
(Individual to Individual)**

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

**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. LIEBENTRITT, TRUSTEE OF
THE DONALD J. LIEBENTRITT
REVOCABLE TRUST, u/t/a dated
August 1, 2011, as amended and
restated August 28, 2018, as may be
further amended from time to time,
of Sarasota, FL

**FIRST AMERICAN TITLE
FILE # AF1039547**

(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 WESTERN 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 BLOCKS 12, 13, 14 AND 15 IN THE HIGHLANDS', BEING A SUBDIVISION OF THE NORTHWEST 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.

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EXHIBIT A

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

Property Address: 4814 Woodland Avenue, Western Springs, Illinois 60558

Property of Cook County Clerk's Office