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Chicago Title Insurance Company

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Doc#: 2333933334 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/05/2023 01:38 PM Pg: 1 of 2

Dec ID 20231101671299
ST/CO Stamp 0-679-016-400 ST Tax \$810.00 CO Tax \$405.00

WARRANTY DEED

Property of Cook County Clerk's Office

THE GRANTORS, Thomas F. Flaherty and Christine M. Flaherty, husband and wife, of 12557 Rail Lane, Palos Park, IL 60464, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Eric W. Dexter and Jillian C Dexter, husband and wife, of 1503 South State Street, #808, Chicago, IL 60605, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 8 IN BLOCK 13 IN LA GRANGE, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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.

Grantors, for themselves and their successors, further covenant, promise and agree with Grantees, their heirs and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that they will warrant and defend the property against all persons lawfully claimed by, through or under them.

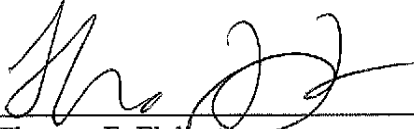
Hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 18-04-307-018-0000

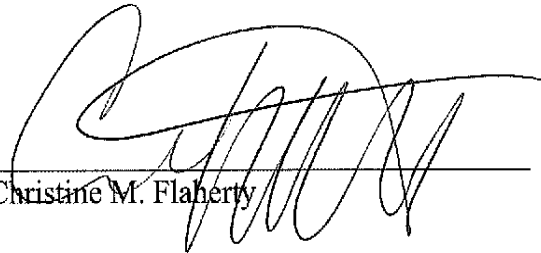
Address(es) of Real Estate: 130 South La Grange Road, La Grange, Illinois 60525

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Dated this 9th day of November, 2023.



Thomas F. Flaherty



Christine M. Flaherty

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas F. Flaherty and Christine M. Flaherty, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 9th day of November, 2023.





(Notary Public)

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

Mail To:
John B. Sprengel, Esq.
Winkler Law
1699 Woodfield Road, Suite 400
Schaumburg, IL 60173

Name & Address of Taxpayer:
Eric W. Dexter and Jillian C Dexter
130 South La Grange Road
La Grange, IL 60525