

# UNOFFICIAL COPY

Doc#: 2335441191 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2023 01:25 PM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20231201690989  
ST/CO Stamp 1-346-818-096 ST Tax \$505.00 CO Tax \$252.50

MAIL TO:

Harley B Rosenthal  
Rosenthal Law Group  
3700 W. Devon Ave.,  
Suite E  
Lincolnwood, IL 60712

23329801  
GRANTORS, Timothy D. Benson and Lynda D. Benson, married to each other, of 435 Home Ave., Oak Park, IL 60302, 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 and WARRANT to the

GRANTEES, Timothy Freeman and Michael Furr, married to each other, of 7215 North Ridge Boulevard, Chicago, IL 60645, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois to-wit:

THE SOUTH 33 1/3 FEET OF LOT 9 IN BLOCK 2 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 435 Home Ave., Oak Park, IL 60302

PERMANENT INDEX NUMBER: 16-07-323-035-0000

PRAIRIE TITLE SERVICES  
110 NORTH AVENUE  
OAK PARK, IL 60302

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.

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DATED this 11 day of December, 2023.



Timothy D. Benson

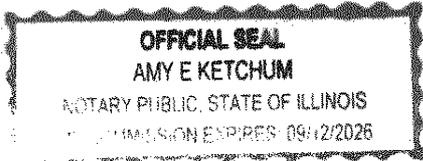


Lynda D. Benson

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 persons Timothy D. Benson and Lynda D. Benson personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed sealed and delivered said instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 11 day of December, 2023.

 (SEAL)

**This document prepared by:**  
Amy E. Ketchum, Attorney at Law  
524 South Kenilworth Avenue  
Oak Park, IL 60304  
(708) 524-5096

**Send future tax bills to:**  
Timothy Freeman and Michael Furr  
435 Home Ave.  
Oak Park, IL 60302



**REAL ESTATE TRANSFER TAX**



20-Dec-2023

COUNTY: 252.50  
ILLINOIS: 505.00  
TOTAL: 757.50

16-07-323-035-0000

| 20231201690989 | 1-346-818-096