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Doc#: 2400833393 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2024 02:12 PM Pg: 1 of 4

Dec ID 20231201692115
ST/CO Stamp 0-239-734-832 ST Tax \$229.00 CO Tax \$114.50

WARRANTY DEED ILLINOIS STATUTORY

PT 23-96581
100 3 A

PROPER TITLE, LLC

(The Above Space for Recorder's Use Only)

THE GRANTOR Marian Zeidman, an unmarried woman, of Forest Park, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Justin Deal and Samuel Hoehnle, ^{a married person} as tenants by the entirety ~~to~~ _{R. K.} of 845 N. Rockwell Ave., Chicago, IL 60622, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: _{a married person}

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

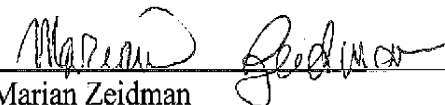
Permanent Index Number(s): 15-12-217-036-1006 and 15-12-217-036-1012

Property Address: 7352 Lake Street, 2E, River Forest, IL 60305

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

Dated this 14th day of December, 2023.


Marian Zeidman



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 12-14-23 Amount Paid \$229.00

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marian Zeidman 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 they signed, sealed and delivered in the 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 notarial seal, this 14th day of Dec, 2023.



[Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
Louis Scannicchio
LJS Law, LLC
7501 W. Diversey Ave.
Elmwood Park, IL 60707

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

~~Shane Mowery~~ Justin Deal and
~~Attorney at Law~~ Samuel Hoehnle
~~15833 S. LaGrange Rd.~~ ~~15833 S. LaGrange~~ 7352 Lake Street 2E
~~Orland Park, IL 60462~~ River Forest, IL 60305
7352 Lake St. Unit 2E
River Forest IL 60305

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EXHIBIT A LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

UNIT 2E AND PARKING SPACE P5 IN RIVER FOREST MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 18 IN BLOCK 7 IN QUICK'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 92070231, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 15-12-217-036-1006 and 15-12-217-036-1012

Property Address: 7352 Lake Street, 2E, River Forest, IL 60305

Property of Cook County Clerk's Office

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RIVER FOREST Real Estate Transfer Tax

RECORDER DEED NO. _____
DATE RECORDED _____ <i>(For Recorder's Use Only)</i>

Check One: DECLARATION EXEMPTION

INSTRUCTIONS:

- 1) **Completing the Form.** This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village of River Forest Village Clerk, 400 Park Ave, River Forest, Illinois, or other designated agent of the Village Clerk, at the time of purchase of real estate transfer stamps as required by the River Forest Real Estate Transfer Tax Ordinance in Title 11 of the Village of River Forest Village Code ("Ordinance"). The stamps must be affixed to the deed or other instrument subject to the Ordinance, and this form attached, when the deed or other instrument subject to the Ordinance is presented for recording with the Cook County Recorder of Deeds office.
- 2) **Full Actual Consideration.** The full actual amount of consideration of the transaction is the amount upon which the transfer tax is calculated. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on this declaration.
- 3) **Payments Required.** No stamps will be issued until all water, sewer, refuse assessments, judgments from the Ordinance Enforcement Department, liens, encumbrances, and other debts due and owing to the Village, whether attached to the property or owed by the grantor or seller, are paid in full for the property, per Section 11-2-2(C) of the Ordinance.
- 4) **Transfer Declaration Form.** A signed copy of the Illinois Real Estate Transfer Declaration form must be given to the Village Clerk, pursuant to Section 11-2-2(I) of the Ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten (10) days after delivery of the deed or assignment of beneficial interest, or at the time of payment of the tax herein imposed, whichever occurs first.
- 5) **Additional Information.** For additional information, please call Village Hall at (708) 366-8500.

Address of Property 7352 Lake St. 2E, River Forest, IL 60305
Street Zip Code

Property Permanent Index No. 15-12-217-036-1006 (unit) 15-12-217-036-1012 (parking)

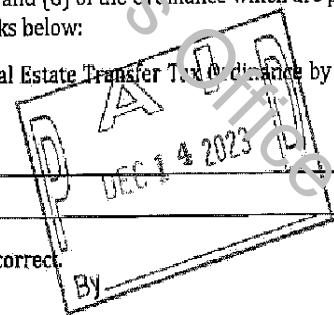
Date of Deed 12/15/2023 Type of Deed Warranty Deed

Full Actual Consideration (include amount of mortgage and value of liabilities assumed)	\$ <u>229,000</u>
Amount of Tax (\$1.00 per \$1,000 or fraction thereof of full actual consideration)	\$ <u>229</u>

Note: The Ordinance specifically exempts certain transactions from taxation, such as in cases involving an intermediary buyer, nominee or "straw man," where one declaration form must be prepared for each deed that is to be recorded. These transactions may be exempt under Section 11-2-2(F) of the Ordinance. These exemptions are listed in Sections 11-2-2(B), (F) and (G) of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the River Forest Real Estate Transfer Tax Ordinance by paragraph(s) _____ of Section 11-2-2 of said Ordinance.

Details for exemption claimed: *(explain and attach additional page(s) if needed)* _____



We hereby declare, verify and affirm the facts contained in this declaration to be true and correct.

Grantor: Marian Zeidman 626 Grove Ln, Forest Park, IL 60130
(Seller) Name (Please print.) Address Zip Code

Signature Date Signed 12/11/23 Seller's Email marian_zeidman@yahoo.com
Seller or Agent

Grantee: Justin Deal and Sam Hoehnle 7352 W. Lake St. 2E River Forest IL 60305
(Buyer) Name (Please print.) Address Zip Code

Signature Date Signed 12/11/23
Buyer or Agent