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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2408102085 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/21/2024 9:53 AM Pg: 1 of 3

Dec ID 20240301654271

ST/Co Stamp 1-448-265-264 ST Tax \$575.00 CO Tax \$287.50

Above Space for Recorders Use Only

THE GRANTORS, Robert S. Graves, a divorced person and not since remarried, of the Village of Oak Park, County of Cook, State of Illinois, and Shannon N. Graves, a divorced person and not since remarried, of the Village of Oak Park, County of Cook, State of Illinois for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Matthew Stevens and Elysa Bond, Husband and wife, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Address of Real Estate: 1181 South Kenilworth Avenue, Oak Park, Illinois 60304
Permanent Real Estate Index Number(s): 16-18-327-026-0000

Grantees' Address: 2000 Ovaltine Ct., Unit 205, Villa Park, Illinois 60181

SUBJECT TO: Covenants, restrictions of record including any easements, and general real estate taxes not yet due and payable, building lines, building restrictions of record; zoning and building laws and ordinances, public and utility easements and acts done or suffered by or through the Grantees.

THIS IS NOT HOMESTEAD PROPERTY.

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Dated this 13th day of MARCH, 2024.


Robert S. Graves

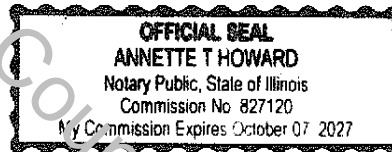

Shannon N. Graves

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 **Robert S. Graves and Shannon N. Graves**, personally known to me to be the persons whose names are 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.

Given under my hand and official seal, this 13th day of MARCH, 2024.

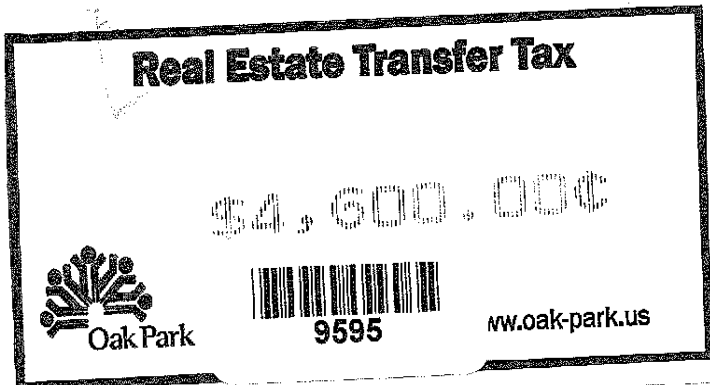

Notary Public



Prepared By:
Zachary J. Croisant
BERGER, NEWMARK & FENCHEL, P.C.
1753 North Tripp Avenue
Chicago, Illinois 60639

Mail To:
Matthew Stevens and Elysa Bond
1181 South Kenilworth Avenue
Oak Park, Illinois 60304

Name & Address of Taxpayer:
Matthew Stevens and Elysa Bond
1181 South Kenilworth Avenue
Oak Park, Illinois 60304



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EXHIBIT A Legal Description

Situated in the County of Cook, State of Illinois, to wit:

The South 33 feet of Lot 17 in Block 7 in the subdivision of Blocks 1 to 8 in Walter S. Dray's Addition to Oak Park, said addition being a subdivision of Lots 5, 6, and 7 in McGrew's Subdivision of Lot 7 in the subdivision of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian, (except the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ thereof) in Cook County, Illinois.

Property of Cook County Clerk's Office