

24GST175408/11

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**WARRANTY DEED**  
**TENANCY BY THE ENTIRETY**

Doc#: 2408514363 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/25/2024 10:46 AM Pg: 1 of 2

Dec ID 20240301653813

ST/Co Stamp 0-542-680-624 ST Tax \$340.00 CO Tax \$170.00

**THE GRANTORS**

**James M. Canapary and Suzanne M. Flanagan, as Independent Co-Executors of the Estate of Anne K. Canapary and the heirs of Anne K. Canapary Mary Anne Manley, a widow, Suzanne M. Flanagan, married to Michael Flanagan, James M. Canapary, married to Linda Canapary and Joanne Stopka, married to Greg Stopka,**

*(The Above Space for Recorder's Use Only)*

of the State of Illinois, and in consideration of TEN DOLLARS (\$10.00) in hand paid, does hereby CONVEY AND WARRANT to **THE GRANTEE(S)**

Robert William Karrow, Jr. and Elizabeth Ann Karrow  
639 Lyman Avenue  
Oak Park, IL 60304

**THIS IS NON-HOMESTEAD PROPERTY AS TO Michael Flanagan, Linda Canapary and Greg Stopka**

Husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2023 and subsequent years which are not yet due and payable; building setback lines, if any; easements for public utilities, if any; terms, covenants, conditions, and restrictions of record, if any.


Property Index Number (PIN):

**15-12-117-016-1034**

Address of Real Estate:

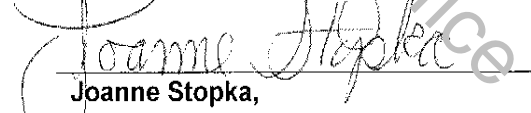
**407 Ashland Avenue, Unit 4H, River Forest, IL 60305**

DATED this 13 day of March, 2024

  
\_\_\_\_\_  
**James M. Canapary** (SEAL)

  
\_\_\_\_\_  
**Suzanne M. Flanagan** (SEAL)

  
\_\_\_\_\_  
**Mary Anne Manley** (SEAL)

  
\_\_\_\_\_  
**Joanne Stopka,** (SEAL)

STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF COOK            )

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that **James M. Canapary, Suzanne M. Flanagan, Mary Anne Manley and Joanne Stopka**, 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

This instrument was prepared by: Michael I. Ponticelli, Esq., Ponticelli & Vito, 1480 Renaissance Dr., #209, Park Ridge, IL 60068

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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 13 day of March, 2024



NOTARY PUBLIC



Commission expires 10-8 2026

### Legal Description

of premises commonly known as 407 Ashland Avenue, Unit 4H,  
River Forest, IL 60305

UNIT NO. 4-H AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL); LOTS 4 AND 5, AND THE WEST 18.0 FEET OF LOT 8 AND ALL OF LOTS 9, 10, 11 AND 12 IN BLOCK 3 PART OF RIVER FOREST BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT 1291334 IN BOOK 43 OF PLATS, PAGE 20 IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 8, 1968 KNOWN AS TRUST NUMBER 1442, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21171894 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL) THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY IN COOK COUNTY, ILLINOIS.



**VILLAGE OF RIVER FOREST**  
Real Estate Transfer Tax

Date 3-18-2024 Amount Paid \$340.<sup>00</sup>

MAIL TO:

Sandra M. Emerson  
Attorney at Law  
715 Lake Street, #420  
Oak Park, IL 60301

SEND SUBSEQUENT TAX BILLS TO:

Robert William Karrow, Jr. & Elizabeth  
Ann Karrow  
407 Ashland Avenue  
Unit 4H  
River Forest, IL 60305