

UNOFFICIAL COPY

Doc#: 2417624487 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/24/2024 12:11 PM Pg: 1 of 2

Doc ID 20240601629505

ST/Co Stamp 0-575-079-216 ST Tax \$787.00 CO Tax \$393.50

AFTER RECORDING MAIL TO:

Margaret Sauser
Law Offices of Margaret F. Sauser LLC
360 South Waukegan Road, Suite C
Deerfield IL 60015-5653

SEND SUBSEQUENT TAX BILLS TO:

David L. Moore
Sharon L. Moore
635 S. East Avenue
Oak Park, IL 60304

Above Space for Recorder's Use Only

18
TRULY
TITLE
24003686-20

WARRANTY DEED

Individuals to Individuals
(ILLINOIS)

THE GRANTORS, PATRICIA L. PHAN CHAMPION, F/K/A PATRICIA LINH PHAN and JARED N. CHAMPION, married to each other, of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, CONVEY AND WARRANT to GRANTEES, DAVID L. MOORE and SHARON L. MOORE, husband and wife, of 2240 Crabtree Lane, Northbrook, IL, 60062, AS TENANTS BY THE ENTIRETY, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

LOT 18 AND THE SOUTH 9 FEET OF LOT 17 IN BLOCK 4 IN MERCHANT'S MADISON STREET ADDITION IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 635 S. EAST AVENUE, OAK PARK, IL 60304

PERMANENT INDEX NUMBER: 16-18-211-033-0000

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 hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors has/have signed and sealed this Warranty Deed this 14 day of June 2024.

GRANTOR


PATRICIA L. PHAN CHAMPION
F/K/A PATRICIA LINH PHAN

GRANTOR


JARED N. CHAMPION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, PATRICIA L. PHAN CHAMPION, F/K/A PATRICIA LINH PHAN and JARED N. CHAMPION, 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 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 14 day of June 2024.

NOTARY PUBLIC

Commission Expires: 12-6-25



This instrument was prepared by:
John Aylesworth
Law Office of Michael H. Wasserman, P.C.
1 North State Street, Suite 1500
Chicago, Illinois 60602
(312) 726-1512
www.mhwasserman.com
info@mhwasserman.com

Real Estate Transfer Tax		
\$6,296.00¢		
 Oak Park	 10551	www.oak-park.us