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FIRST AMERICAN TITLE
ORDER # 1846075

WARRANTY DEED

Statutory (Illinois)
(Tenancy by the Entirety)

Mail to:
Ms. Kimberly A. Duda
19 S. LaSalle Street, Suite 1500
Chicago, Illinois 60603-1413

Send Subsequent Tax Bills to:
**JAMES FLORREICH &
NICOLE HOWELL**
2705 Lawndale Avenue
Evanston, Illinois 60201



Doc#: 0826940006 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2008 09:34 AM Pg: 1 of 2

divorced

THE GRANTOR(S), **NANCY B. HAGSTROM**, a ~~widow~~ *divorced* not since remarried, as Trustee u/t/a dated June 7, 2004, a/k/a THE NANCY B. HAGSTROM TRUST, of 2705 Lawndale Avenue, Evanston, Illinois 60201, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) AND NO/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to: GRANTEE(S) **JAMES FLORREICH** and **NICOLE HOWELL**, husband and wife, of 1811 W. Berwyn, Unit B, Chicago, Illinois 60640, of the County of Cook, State of Illinois, the following described real estate situated in the County of Cook, not as Tenants in Common nor as Joint Tenants, as Tenancy by the Entireties, in the State of Illinois, to wit:

THE SOUTH TWENTY (20) FEET OF LOT EIGHTY-FIVE (85) AND THE NORTH FIFTEEN (15) FEET OF LOT EIGHTY SIX (86) IN "THE TERRACE" MCKLY & POAGUE'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE ADAM HOTH HOMESTEAD, EXCEPT THE SOUTH FORTY-SEVEN (47) FEET THEREOF IN THE EAST HALF, SOUTH OF GROSS POINT ROAD OF FRACTIONAL SECTION THIRTY-THREE (33) AND OF THE EAST TWO HUNDRED (200) FEET OF LOT THREE (3) IN HENRY WITTBOLD'S SUBDIVISION OF THE SOUTH FORTY-SEVEN (47) FEET OF LOTS FIVE (5) AND EIGHT (8) AND THAT PART OF LOT SEVEN (7), LYING EAST OF THE WEST TWO HUNDRED FORTY-SEVEN AND FIFTY ONE HUNDREDTHS (247.50) FEET THEREOF, IN THE COUNTY CLERK'S DIVISION OF FRACTIONAL SECTION THIRTY-THREE (33) AFORESAID, ALL IN TOWNSHIP FORTY-TWO (42) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.

SUBJECT TO: SUBJECT TO: Building line and building law and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, public utility easements, if any; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2007 and subsequent years.

Permanent Index Number(s): 05-33-418-003-0000

Address of Real Estate: 2705 Lawndale Avenue, Evanston, Illinois 60201

Dated on September 9, 2008

Nancy B. Hagstrom as Trustee of the *Nancy B. Hagstrom Trust* (Seal)
NANCY B. HAGSTROM, as Trustee of the NANCY B. HAGSTROM TRUST

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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 **NANCY B. HAGSTROM**, a ^{divorced} ~~widow~~ not since remarried, 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 she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.*

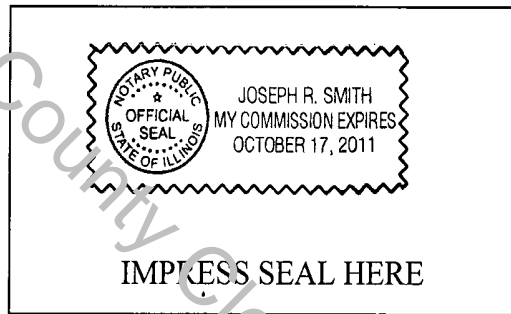
Given under my hand and notarial seal, this 9th day of September, 2008.



NOTARY PUBLIC

My commission expires on 10-17, 2011

This instrument was prepared by:
Attorney Karen M. Walker
3353 S. Prairie Avenue, 1st Flr.
Chicago, Illinois 60616



*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

CITY OF EVANSTON 022561

Real Estate Transfer Tax
City Clerk's Office

PAID SEP 8 - 2008 AMOUNT \$2,350.00

Agent 

