UNOFFICIAL COPY

GIT

400 23492 (/2)

THIS DEED WAS PREPARED BY:

Chris L. Fotopoulos Brotschul Potts LLC 30 N. LaSalle Street Suite 1402 Chicago, Illinois 60602 Doc#. 1606857109 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/08/2016 11:06 AM Pg: 1 of 3

Dec ID 20160201673445

ST/CO Stamp 0-446-593-600 ST Tax \$407.50 CO Tax \$203.75

After recording this deed return to:

Michael R. Grabill
Olson, Grabill & Titeraft
707 Skokie Boulevard, Suite 420
Northbrook, Illinois 60002

WARRANTY DEED

THIS INDENTURE, made as of March 1, 2016, from Richard Ciccione and Kathryn Ciccione, husband and wife not as joint tenants or as tenants in common but as tenants by the entirety, having an address of 2856 Holly Oaks Drive, Marietta GA, 30062, ("Grantor"), in favor of Justin Kohl and Kry Kohl, husband and wife, not as joint tenants or as tenants in common but as tenants by 'ne entirety having an address of 337 Wagner Road, Northfield, Illinois 60093 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditements and appurtenances thereunto belonging, or in anywise appertaining and the reversion or a versions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

4W.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

THIS IS NOT HOMESTEAD PROPERTY.

[SIGNATURES ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written. **GRANTOR:** Kathryn Ciccione ACKNOWLEDGEMENT STATE OF COOK COUNTY OF I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard Ciccione, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth. hider my hand and notar al seal this 20 ¹⁷ day of February, 2016. My commission spires on April 23 ACKNOWLEDGEMEN STATE OF (COUNTY OF COOD I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kathryn Ciccione, appeared before me in person and acknowledged that she signed and delivered the foregoing instrument as her free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of February, 2016.

County Co

My commission expires on April 23, 2019

1606857109 Page: 3 of 3

County Clark's Office

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EXHIBIT A Legal Description

LOT 15 IN NORTHFIELD MANOR UNIT NO. 1, A SUBDIVISION OF PART OF LOT 17 IN COUNTY CLERK'S DIVISION OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CKA: 251 RIVERSIDE DRIVE, NORTHFIELD, IL 60093

PIN: 04-24 12-012-0000

Granton 1s andress: 2856 Holly Daks Dr. Maciella, GA 3062

PROPERTY TAX BILLS TO BE SENT TO:

Justin and Kay Kohl
251 Riverside Drive
Northfield, Illinois 60093

REAL ESTATE TRANSFER TA	
	x

02-Mar-2016





203.75
407.50
611.25

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