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WARRANTY DEED

Doc# 1624415041 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2016 09:20 AM Pg: 1 of 3

Dec ID 20160701636414
ST/CO Stamp 1-228-034-880 ST Tax \$740.00 CO Tax \$370.00
City Stamp 1-218-941-760 City Tax: \$7,770.00

THE GRANTORS, GRAHAM
and AMY VANSWEARINGEN
Husband and Wife of the City of
Chicago, County of Cook, State of
Illinois, for and in consideration
of Ten and 00/100 DOLLARS, in
hand paid, CONVEYS and
WARRANTS to: JOHN C. ~~STEINBRUNNER~~
STEINBRUNNER and AMALIE R.
DRURY of 3828 N. Wilton
Chicago, IL 60617

(Strike Inapplicable)

- a) ~~As Tenants in Common;~~
- b) ~~Not in Tenancy in Common but in Joint Tenancy;~~
- c) Not as Joint Tenants, or Tenants in Common, but as Tenants by the Entirety Forever;

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL:

LOT 24 IN BLOCK 25 IN RAVENSWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT RIGHT OF WAY OF THE NORTH WESTERN ELEVATED RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS

SUBJECT TO:

If any; general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use or enjoyment of the Real Estate and provided however that such deed and/or title exceptions do not impair the purchaser's use of the property as a single family residence.

Permanent Real Estate Index Number: 13-13-202-021-0000
Address of Real Estate: 4705 N. WASHTENAW Chicago, IL 60625

Dated this 1st day of August, 2016.



GRAHAM VANSWEARINGEN (SEAL)



AMY VANSWEARINGEN (SEAL)

Chicago Title
165297333d-P 1/2 CL

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State of Illinois, County of Cook, SS: I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that GRAHAM and AMY VAN SWEARINGEN, personally known to me to be the same persons whose name 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, including the release and waiver of the right of homestead.

Give under my hand and official seal, this 1st day of August, 2016.

Marcel Yonan

NOTARY PUBLIC



This instrument was prepared by:
LAW OFFICE OF MARCEL YONAN
218 N. Jefferson, Suite 200
Chicago, Illinois 60661
773-993-0806
yonanlaw@rcn.com

MAIL TO:
Andrew Yablon
3000 Dundee Road Suite 415
Northbrook, IL 60062

SEND TAX BILL TO:
John Coyle-Steinbrunner
Amalie Drury
4705 N. Washtenaw
Chicago, IL 60625

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LEGAL DESCRIPTION

Order No.: 16SA973030LP

For APN/Parcel ID(s): 13-13-202-021-0000

LOT 24 IN BLOCK 25 IN RAVENWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT RIGHT OF WAY OF THE NORTH WESTERN ELEVATED RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

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