

# UNOFFICIAL COPY

Doc#: 1624439030 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/31/2016 08:43 AM Pg: 1 of 3

Dec ID 20160801650292  
ST/CO Stamp 1-140-304-704 ST Tax \$535.00 CO Tax \$267.50



Chicago Title Insurance Company

174 @ LT 16 N 10 712 0935 WC  
Wk

## WARRANTY DEED

### WHEN RECORDED MAIL TO:

Anna Sterk, Esq.  
210 S Clark St  
Ste. 2025  
Chicago, IL 60603

### SEND TAX BILLS TO:

Michael McNamara  
1335 Ashland Ave  
River Forest, IL  
60305

Above Space for Recorder's Use Only

The **GRANTORS**, **Stacy Schuler Wettstein** and **Eric Wettstein**, husband and wife, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby **CONVEY** and **WARRANT** unto the **GRANTEE**, **Michael R. McNamara**, of 1465 W. Foster Ave., Chicago, IL 60640, the following described real estate situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit -A-

Property Address: 1235 Ashland Avenue, River Forest, IL 60305

Permanent Index Number: 15-01-113-014-0000

Subject only to the following, if any: 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.

VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax

Date 8/25/16 Amt Paid 535.00

### REAL ESTATE TRANSFER TAX

30-Aug-2016



COUNTY: 267.50  
ILLINOIS: 535.00  
TOTAL: 802.50

15-01-113-014-0000

20160801650292 | 1-140-304-704

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IN WITNESS WHEREOF, the *GRANTORS*, **Stacy Schuler Wettstein** and **Eric Wettstein**, have caused their names to be signed to this instrument, below:

Dated: 8/23/2016

Dated: 8/23/16

Stacy Schuler Wettstein  
**STACY SCHULER WETTSTEIN**

[Signature]  
**ERIC WETTSTEIN**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Stacy Schuler Wettstein** and **Eric Wettstein**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of August, 2016.



[Signature]  
Notary Public

My Commission Expires: 02/28/2017

**THIS INSTRUMENT WAS PREPARED BY:**

Peter J. Latz & Associates LLC  
104 N. Oak Park Avenue, Suite 200  
Oak Park, Illinois 60301

# UNOFFICIAL COPY

## Exhibit -A-

Property Address: **1235 Ashland Avenue, River Forest, IL 60305**

Permanent Index Number: **15-01-113-014-0000**

Legally described as follows:

LOT 13 IN NELS P. GUSTAFSON'S FIRST FOREST HIGHLANDS SUBDIVISION BEING A SUBDIVISION OF THE EAST 4 ACRES OF THE NORTH 12 ACRES OF THE SOUTH 18 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office