

UNOFFICIAL COPY

Doc#: 1715639003 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2017 09:08 AM Pg: 1 of 3

Warranty Deed Individual to Individual Statutory (Illinois)

Dec ID 20170501655508
ST/CO Stamp 1-147-619-776 ST Tax \$506.00 CO Tax \$253.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Brian Timmel and Laura Timmel, husband and wife, as tenants by the entirety, of 4036 Johnson Ave, Western Springs, IL 60558, for and in consideration of (\$10.00) TEN DOLLARS and other good and valuable consideration, in hand paid, CONVEY and WARRANT(s) to Craig Root and Jessica Root, husband and wife, as tenants by the entirety of 1445 Morgan, LaGrange Park, IL 60526.

For value received, Grantor hereby grants, remises, and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows:

SEE EXHIBIT "A" attached hereto and made a part hereof

PINs 18-05-108-013-0000

CKA: 4036 Johnson Ave, Western Springs, IL 60558

Subject to covenants, conditions and restrictions of record, easements of record, and real estate taxes not yet payable but hereby releasing and waiving all rights under all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

1063
of 1738250255M
ET

REAL ESTATE TRANSFER TAX

02-Jun-2017



COUNTY:	253.00
ILLINOIS:	506.00
TOTAL:	759.00

18-05-108-013-0000

20170501655508 | 1-147-619-776

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Dated this 24 day of May 2017

Signed: [Signature]
Brian Timmel

Dated this 24 day of May 2017

Signed: [Signature]
Laura Timmel

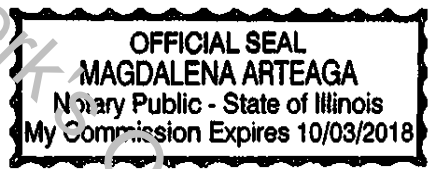
STATE OF Illinois COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian Timmel and Laura Timmel personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of May, 2017.

Commission expires 10-03-2018 Magdalena Arteaga
NOTARY PUBLIC

Prepared by:
Matt Albrecht
415 N. LaSalle #403
Chicago, IL 60654



Mail to:
Dan Quinn
4479 Central Ave
Western Springs, IL 60558

Name and Address of Taxpayer:
Craig Root and Jessica Root
4036 Johnson Ave
Western Springs, IL 60558

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LEGAL DESCRIPTION

Order No.: 17WSS205183LP

For APN/Parcel ID(s): 18-05-108-013-0000

LOT 4 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 13 IN FIELD PARK, A SUBDIVISION OF THE WEST 5/8 OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office