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Doc#: 2027406080 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/30/2020 10:10 AM Pg: 1 of 2

WARRANTY DEED TENANCY BY THE ENTIRETY

Dec ID 20200701629587
ST/CO Stamp 0-147-291-872 ST Tax \$327.00 CO Tax \$163.50

That the Grantor,
GAYLE ANNE MARTIN
N/K/A GAYLE ANNE
FRITZ, married to
JOHN FRITZ, of 17143
Valley Drive, Tinley Park,
Illinois 60487, for and in

consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT to CRAIG CAPPEL and MEAGAN CAPPEL, husband and wife, NOT AS Joint Tenants or as Tenants in common, but as TENANTS BY THE ENTIRETY, whose address is 9148 S. Homan Avenue, Evergreen Park, Illinois 60805, the following described real estate situated in the Village of Tinley Park, County of Cook, and in the State of Illinois, to-wit:

LOT 79 IN PHEASANT CHASE UNIT TWO BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 17143 VALLEY DRIVE, TINLEY PARK, ILLINOIS 60487
P.I.N.: 27-26-316-008-0000

Subject to: General real estate taxes for 2019 and subsequent years; Special assessments confirmed after the Contract date; Building, building line, use or occupancy restrictions, conditions and covenants of record; Zoning laws and ordinances which conform to the present usage of the premises; Public and utility easements which serve the premises; Public roads and highways, if any; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 14 day of July, A.D. 2020.



GAYLE ANNE MARTIN N/K/A
GAYLE ANNE FRITZ



JOHN FRITZ

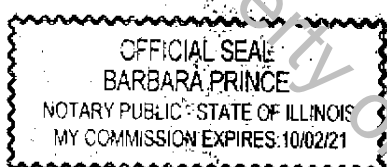
FIRST AMERICAN TITLE
FILE # 3033573

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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, do hereby certify that GAYLE ANNE FRITZ and JOHN FRITZ, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said 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 official seal, this 14 day of July, 2020.



Notary Public

Future taxes to:
Craig Cappel
Meagan Cappel
17143 Valley Drive
Tinley Park, IL 60487

Return this document to:
Craig and Meagan Cappel
17143 Valley Drive
Tinley Park, IL
60487

This Instrument was prepared by:
Donald J. Gould
Law Office of Donald J. Gould, Ltd.
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