

UNOFFICIAL COPY

2027197 ①

Doc#: 2101112249 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2021 02:27 PM Pg: 1 of 3

Dec ID 20201101660368
ST/CO Stamp 0-868-947-936 ST Tax \$379.00 CO Tax \$189.50

WARRANTY DEED

WHEN RECORDED MAIL TO:

Erin Matheny *Laureen Dunne*
Michael Mosbey *Attorney at Law*
1043 S. Scoville Avenue *228 S. Wabok*
Oak Park, Illinois 60304 *LaGrange*
IL 60525

SEND TAX BILLS TO:

Erin Matheny
Michael Mosbey
1043 S. Scoville Avenue
Oak Park, Illinois 60304

Above Space for Recorder's Use Only

The GRANTORS, Brian J. Sowers and Erin H. Sowers, Husband and Wife, of 1043 S. Scoville Ave, Oak Park, Illinois 60304, 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 GRANTEES, Michael Mosbey and Erin Matheny, husband and wife, tenants by the entirety, of 1328 S. East Ave, Berwyn, Illinois 60402, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit A-

Property Address: 1043 S. Scoville Avenue, Oak Park, IL 60304

Permanent Index Number: 16-18-411-028-0000


Subject only to: 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 and enjoyment of the Real Estate.

HEREBY RELEASING ALL HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTORS, Brian J. Sowers and Erin H. Sowers, have caused their names to be signed to this instrument, dated this 4th of December, 2020.



Brian J. Sowers



Erin H. Sowers

STATE OF ILLINOIS)
) SS

PRAIRIE TITLE
5821 W. NORTH AVE.
OAK PARK, IL 60302

COUNTY OF COOK **UNOFFICIAL COPY**

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Brian J. Sowers and Erin H. Sowers**, 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 4th day of December, 2020.





Kelli Harsch
Notary Public

My commission expires: 8/10/22

REAL ESTATE TRANSFER TAX		08-Dec-2020
COUNTY:		189.50
ILLINOIS:		379.00
TOTAL:		568.50
16-18-411-028-0000 20201101660368 0-868-947-936		

Real Estate Transfer Tax

\$3,032.00

6069

THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes
Geldes Law, Ltd.
1922 Home Ave.
Berwyn, Illinois 60402

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Escrow File No.: 2027197

LEGAL DESCRIPTION

LOT 22 IN BLOCK 3, IN ELLIS AND CHAMBERLAINE'S SUBDIVISION OF THE NORTHWEST QUARTER OF PART OF LOT 6 IN BF JERVIS SUBDIVISION OF SECTION 18, (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF) TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1043 S. Scoville Ave, Oak Park, IL 60304

PERMANENT INDEX NUMBER: 16-18-411-028-0000

Property of Cook County Clerk's Office