

# UNOFFICIAL COPY

Doc#: 2110507334 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/15/2021 09:56 AM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL**

Dec ID 20210301665463  
ST/CO Stamp 1-689-740-816 ST Tax \$1,123.00 CO Tax \$561.50  
City Stamp 0-871-786-000 City Tax: \$11,791.50

Preparer File: 1673EDGE  
FATIC No.: AF1006359

THE GRANTOR(S) Timothy R. Franks and Julietta P Franks, Trustees of the Timothy R Franks Living Trust Dated January 20, 2020 and any amendments thereto, as to an undivided 50% interest, and Julietta P Franks and Timothy R Franks, Trustees of the Julietta P Franks Living Trust Dated January 20, 2020 and any amendments thereto, as to an undivided 50% interest, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Ebony N Brown and Robert S Kwilos, both unmarried, as joint tenants, of Chicago, Illinois of the County of Cook all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

**SUBJECT TO:**

Covenants, conditions, and restrictions of record; public utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed or unconfirmed; general real estate taxes not yet due and payable at the time of closing, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Permanent Real Estate Index Number(s): ~~140604090750000~~

14-06-409-075-0000

**FIRST AMERICAN TITLE  
FILE # 141006359**

Address(es) of Real Estate: 1673 W Edgewater  
Chicago, Illinois 60660

Dated this 2 day of April, 2021



Timothy R Franks, Trustee of the Timothy R Franks Living Trust  
Dated January 20, 2020 and any amendments thereto, as to an  
undivided 50% interest



Julietta P Franks Trustee of the Julietta P Franks Living Trust  
Dated January 20, 2020 and any amendments thereto as to an  
undivided 50% interest



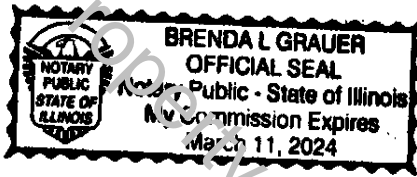
First American  
Title Insurance Company

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Julietta Franks and Timothy Franks, 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 2nd day of April, 2021.



Brenda L. Grauer  
Notary Public

Prepared by:  
Brenda Grauer  
2420 W. Lunt #3F  
Chicago, IL 60645

Mail to: Ebony N Brown & Robert S Kuntos  
1673 W Edgewater Ave  
Chicago, IL 60660-4015

Name and Address of Taxpayer: 1 Grant ce's Address  
Ebony N Brown & Robert S Kuntos  
1673 W Edgewater Ave  
Chicago, IL 60660-4015



# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

LOT 37 (EXCEPT THE WEST 5 FEET) AND THE WEST 10 FEET OF LOT 38, IN BLOCK 4 IN ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, BEING A SUBDIVISION IN PART OF SECTIONS 5 AND 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

