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Doc# 2113401146 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/14/2021 07:25 AM Pg: 1 of 3

Dec ID 20210501619435
ST/CO Stamp 1-933-881-616 ST Tax \$405.00 CO Tax \$202.50



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

THE GRANTORS, STEPHEN INGRAM and MARIA SPENTZOS, husband and wife, of the Village of Elmwood Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warranty to MICHAEL LEWIS UTTER and RORY KATHLEEN UTTER, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, of Elmwood Park, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 1/2 OF LOT 52 IN GREEN OAKS ADDITION TO MONT CLARE IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2020 and subsequent years hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number: 12-36-101-027-0000

Address of Real Estate: 2307 North 78th Avenue, Elmwood Park, Illinois 60707

Dated this 7th day of May, 2021

STEPHEN INGRAM

MARIA SPENTZOS

21CS1357231WC

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT STEPHEN INGRAM and MARIA SPENTZOS 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 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 7th day of May, 2021



(Notary Public)

Prepared By: Jonathan Groll
830 North Blvd., Suite A
Oak Park, Illinois 60301

Mail To: O'Connor Law
311 W. Superior St, Ste 215
Chicago, IL 60654

Name & Address of Taxpayer:
MICHAEL LEWIS UTTER and RORY KATHLEEN UTTER
2307 North 78th Avenue
Elmwood Park, Illinois 60707



Village of Elmwood Park
Transfer Stamp
\$2025.00 *5-6-21 M*

REAL ESTATE TRANSFER TAX

11-May-2021



COUNTY: 202.5
ILLINOIS: 405.0
TOTAL: 607.5

12-36-101-027-0000

| 20210501619435 | 1-933-881-8111

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CHICAGO TITLE
COMPANY

EXHIBIT "A"

Order No.: 21CST357231WC

For APN/Parcel ID(s): 12-36-101-027-0000

The South 1/2 of Lot 32 in Green Oaks Addition to Mont Clare in the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office