

# UNOFFICIAL COPY

Doc#: 2114404055 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/24/2021 05:41 AM Pg: 1 of 2

Dec ID 20210501635784  
ST/CO Stamp 0-374-599-952 ST Tax \$785.00 CO Tax \$392.50

CT

21GNW 5302135K  
CEB 1 of 2

## WARRANTY DEED

The Grantor, **THOMAS J. JOYCE and JILL M. JOYCE, husband and wife**, of Northfield, IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to JOHN TSCHANTZ AND KIMBERLY TSCHANTZ, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety**, of Chicago, IL, the following real estate situated in the County of Cook and State of Illinois, to wit:

LOT 58 IN NORTHFIELD MANOR UNIT NUMBER 3, BEING A RESUBDIVISION OF LOTS "A", "B" AND "C" IN NORTHFIELD MANOR UNIT 2 BEING A SUBDIVISION OF PART OF LOT 17 IN COUNTY CLERK'S DIVISION OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Address:** 144 Avon Avenue, Northfield, IL 60093

**Property Identification Number:** 04-24-413-014-0000

Subject to: general real estate taxes not yet due and payable at the time of Closing, covenants, conditions and restrictions of record, building line and public and utility easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 1<sup>st</sup> of MAY, 2021.

Thomas J. Joyce  
THOMAS J. JOYCE

Jill M. Joyce  
JILL M. JOYCE

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, does hereby certify that JILL M. JOYCE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 1<sup>st</sup> of MAY, 2021.

Barbara Condit Canning  
NOTARY PUBLIC

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )



I, the undersigned, a Notary Public in and for the said County and State aforesaid, does hereby certify that THOMAS J. JOYCE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 1<sup>st</sup> of MAY, 2021.

Barbara Condit Canning  
NOTARY PUBLIC

**This Instrument Prepared By:** Barbara Condit Canning  
Canning & Canning LLC  
1000 Skokie Blvd., Suite 355  
Wilmette, IL 60091



**Send Subsequent Tax Bills To:**  
John + Kimberly Tschantz, 144 Avon Avenue, Northfield, IL 60093

**Return Recorded Deed To:**  
David Frank  
1211 Landwehr  
Northbrook, IL 60062